

Archhaven Estates Ltd
c/o Emery Planning
Mr Stephen Harris
1-4 South Park Business Court
Hobson Street
Macclesfield
SK11 8BS
United Kingdom
Your Ref: PP-12926986

NOTICE OF DECISION ON PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: Full Planning Application for the Residential Development of 4no.
dwellings following demolition of existing buildings
LOCATION: Low Lane Farm High Street Spofforth North Yorkshire
APPLICANT: Archhaven Estates Ltd

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 10 May 2024 for Full Planning Permission, as described above, have resolved to
GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

The conditions to which the permission is subject are as follows:

- 1 The development hereby permitted shall be begun on or before three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing Number 03 Revision J
Proposed Plots 1 and 2 - Drawing Number 04 Revision I
Proposed Plots 3 and 4 - Drawing Number 05 Revision I
Proposed Street Scene - Drawing Number 07 Revision A
Access Proposals - Drawing Number 0001B
- 3 Prior to their use, samples of the roof tiles, natural stone (including a stone panel showing proposed coursing and pointing), bricks and stone setts to be used in the construction of the dwellings and courtyard surface hereby approved shall be made available on site for the written approval of the Local Planning Authority.

- Thereafter the development shall be carried out in accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 4 All window frames, doors and door frames (including garage doors) shall be in natural painted timber and shall be retained as such for the life of the development.
 - 5 Prior to their insertion, detailed sections at a scale of 1:5 through the window frames and doors shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.
 - 6 All new doors and windows shall be set back a minimum of 100mm from the external face of the walls to form reveals and shall be retained as such for the life of the development
 - 7 Prior to the insertion of the rooflights, details of the specification of such rooflights, which shall be conservation type and fitted flush with the external surface of the roof, shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved details.
 - 8 Electric Vehicle Charging Points shall be provided to all dwelling houses hereby approved prior to their occupation. For the avoidance of doubt, the proposed chargers shall be Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp).
 - 9 Details of the proposed verge and fascia treatment shall be submitted to and approved in writing by the local planning authority prior to any development above damp proof course level. Thereafter the development shall be carried out in accordance with the approved details.
 - 10 Prior to occupation, all dwelling houses hereby approved shall be supplied with superfast fibre broadband with a minimum of 1 GB connection.
 - 11 Details of the proposed cycle rack shall be submitted to and approved in writing by the local planning authority. Thereafter the approved cycle rack shall be installed on site prior to the occupation of the dwelling houses.
 - 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Classes A, B, C, D and E and Schedule 2 Part 2 A, other than any expressly authorised by this permission shall be carried out without the grant of further specific planning permission from the local planning authority.
 - 13 Four bat boxes and four swift boxes shall be installed on site on site prior to first occupancy in accordance with the recommendations of the Bat and Nesting Bird Survey Report (Middleton Bell Ecology, June 2024) and shall be retained thereafter.

- 14 The development shall be carried out in accordance with the details set out in Appendix 3 (UK Habitats Classification Plan Proposed) of the Middleton Bell Ecology Report dated 7th, May 2024. The habitat creation consists of a vegetated garden and urban trees. The urban trees shall be retained and maintained for a minimum of 30 years.
- 15 Tree root protection fencing and ground protection shall be implemented in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations around the Holly Tree to be retained in the northern corner of the site prior to the commencement of the development and shall be retained on site until the development is complete.
- 16 Prior to any construction above damp proof course level, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate how the energy hierarchy has been applied to make the fullest contribution to reducing greenhouse gas emissions in accordance with Local Plan Policy CC4 and in support of the Harrogate Borough Council: Carbon Reduction Strategy (2018) (or any relevant strategies) and the Climate Change Act 2008. The development shall be completed in accordance with the approved Energy Statement.
- 17 The first floor windows to bathrooms and ensuites in the front (southwest) elevation of the houses on plots 3 and 4, and the first floor bathroom and landing window in the rear (northeast) elevation of the house on plots 1 and 2 shall be obscure glazed to level three or higher on the Pilkington Scale and shall be retained as such for the life of the development.
- 18 The hours of work on site shall be controlled and restricted to:
08:00 until 18:00 Mondays to Fridays
08:00 until 13:00 Saturdays
No work on Sundays or Bank Holidays or Public Holidays
- 19 The stone from the existing buildings shall be reclaimed and used in the construction of the boundary walls.
- 20 Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full detailed engineering drawings of all aspects of roads and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works have been submitted to and approved in writing by the Local Planning Authority.
The development must only be carried out in compliance with the approved engineering drawings.
- 21 No part of the development to which this permission relates must be brought into use until the carriageway and any footway or footpath from which it gains access is constructed to binder course macadam level or block paved (as approved) and kerbed and connected to the existing highway network with any street lighting installed and in operation.

The completion of all road works, including any phasing, must be in accordance with a programme submitted to and approved in writing with the Local Planning Authority before any part of the development is brought into use.

- 22 No development shall commence on site until the following schemes of off-site highway mitigation measures has been completed:

- o Relocation of Lamp Column NY14 at High Street, Spofforth prior to construction
- o Relocation of Bus Stop "Low Lane Farm" at High Street, Spofforth prior to construction
- o Relocation of road gully and realignment of carriageway at High Street, Spofforth prior to construction
- o Installation of pedestrian tactile crossing point at High Street, Spofforth prior to construction

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

Informative:

Notwithstanding any valid planning permission for works to amend the existing highway, there must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and North Yorkshire Council as the Local Highway Authority. To carry out works within the highway without a formal Agreement in place is an offence.

- 23 There must be no access or egress by any vehicles between the highway and the application site at Low Lane Farm until splays are provided giving clear visibility 43 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 24 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Low Lane Farm have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

- 25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
- 26 No development for any phase of the development must commence until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved Construction Management Plan.
The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:
- o details of any temporary construction access to the site including measures for removal following completion of construction works;
 - o wheel and chassis underside washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
 - o the parking of contractors' site operatives and visitor's vehicles clear of the highway;
 - o areas for storage of plant and materials used in constructing the development clear of the highway;
 - o measures to manage the delivery of materials and plant to the site including routing and timing of deliveries and loading and unloading areas;
 - o details of the routes to be used by HGV construction traffic and pre and post construction highway condition surveys on these routes;
 - o protection of carriageway and footway users at all times during demolition and construction;
 - o protection of contractors working adjacent to the highway;
 - o details of site working hours;
 - o erection and maintenance of hoardings including decorative displays, security fencing and scaffolding on/over the footway & carriageway and facilities for public viewing where appropriate;
 - o means of minimising dust emissions arising from construction activities on the site, including details of all dust suppression measures and the methods to monitor emissions of dust arising from the development;
 - o details of external lighting equipment;
 - o details of ditches to be piped during the construction phases;
 - o a detailed method statement and programme for the building works; and
 - o contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.
- 27 Groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.
- 28 Where site remediation is recommended in the Local Authority approved Phase II Intrusive Site Investigation Report groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.
- 29 Land contamination remediation of the site shall be carried out and completed in accordance with the Local Planning Authority Approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the

approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

- 30 Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

Topsoil Importation - Domestic Garden - Informative:

If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through sampling once on site.

- 31 Before first occupation, the developer shall provide written evidence to the local planning authority to demonstrate that the following internal sound levels have been achieved in all plots:
- a) The 16hr LAeq shall not exceed 35dB between 0700 and 2300 hours when readings are taken in any noise sensitive rooms in the development.
 - b) The 8hr LAeq shall not exceed 30dB between 2300 and 0700 hours when readings are taken inside any bedroom in the development.
 - c) The LAFMax indoor shall not exceed 45 dB (more than 10 times) between 2300 and 0700hrs when readings are taken inside any bedroom in the development.

If it cannot be demonstrated that the aforementioned sound levels have been achieved, a further scheme incorporating further measures to achieve those sound levels shall be submitted for the written approval of the LPA. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned sound levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

- 32 If there is to be plant on site, such as Air Source Heat Pumps (ASHPs) such plant shall be selected so that they do not affect the residents of adjacent dwellings and should be effectively controlled so that the rating level of all such equipment does not exceed the background sound level at any time ("rating level" and "background sound level" are as defined in BS4142:2014+A1 2019).

Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

- 33 The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems shall extend to the points of discharge to be agreed.
- 34 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-
 - a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
 - b) evidence of existing positive drainage to public sewer and the current points of connection; and
 - c) the means of restricting the discharge to public sewer to the existing rate less a minimum (30)% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.
- 35 Prior to their installation, details of the proposed bollards shall be submitted to and approved in writing by the local planning authority. Thereafter, the approved bollards shall be installed prior to the occupation of the development and shall be retained for the life of the development.

The reasons for the conditions are shown below:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 To ensure compliance with the approved drawings.
- 3 In the interests of visual amenity and to comply with Local Plan policies HP2 and HP3.
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- 6 In the interests of visual amenity and to comply with Local Plan policies HP2 and HP3.
- 7 In the interests of visual amenity and to comply with Local Plan policies HP2 and HP3.

- 8 To reduce both the extent and the impacts of climate change and to comply with the requirements of Local Plan policy CC4.
- 9 In the interests of visual amenity and to comply with Local Plan policies HP2 and HP3.
- 10 To comply with the requirements of local plan policy TI5.
- 11 In the interests of visual amenity, to comply with Local Plan policies HP2 and HP3 and to facilitate sustainable modes of transport.
- 12 In the interests of visual amenity and to comply with Local Plan policies HP2 and HP3.
- 13 To improve biodiversity on the site.
- 14 To improve biodiversity on the site.
- 15 To protect retained trees during the construction phase.
- 16 To safeguard the environment and mitigate climate change in accordance with Policy CC4 of the Local Plan.
- 17 To prevent overlooking, In the interests of residential amenity.
- 18 In the interests of residential amenity.
- 19 In the interests of visual amenity and sustainability.
- 20 To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users.
- 21 To ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of all prospective highway users.
- 22 To ensure that the design is appropriate in the interests of the safety and convenience of highway users.
- 23 In the interests of highway safety.
- 24 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 25 To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.
- 26 In the interest of public safety and amenity.
- 27 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters,

- property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 28 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 29 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 30 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 31 In the interests of residential amenity.
- 32 In the interests of residential amenity.
- 33 In the interest of satisfactory and sustainable drainage.
- 34 To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.
- 35 In the interests of visual amenity.

INFORMATIVES:

- 1 The site is just within 250 m of a former landfill site. This does not affect the demolition of the buildings but could have an impact on any buildings erected in this space in future, as would the presence of made ground if this part of the site is redeveloped.
- 2 1.) The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.
- a.) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.
- b.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.

c.) As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.

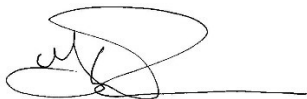
d.) The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

2.) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

You can see the officer's report on the application at www.northyorks.gov.uk/planning. Alternatively, you can contact Customer Services Tel No: 0300 131 2 131 or e-mail customerservices.har@northyorks.gov.uk.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

In dealing with this planning application North Yorkshire Council as the Local Planning Authority has adopted a positive and proactive manner. The Council offers a pre-application service for planning proposals and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, the documents that form the Development Plan, and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption, and are referred to in this notice of decision. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed through seeking solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary.



Trevor Watson
Assistant Director – Planning

Date of Decision: 20 November 2024

Date of Issue: 29 November 2024

NOTE: No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the Council in whose area the proposed development is situated, or of obtaining approval under any other bye-laws, local acts, orders, regulations and statutory provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

Discharging Conditions – A fee is payable for the discharge of conditions attached to planning and other applications. Applications must be made in writing clearly identifying the application number and the conditions. The standard application form can be used but is not mandatory. The scale of fees can be found on the planning website www.northyorks.gov.uk/planning. Please note a fee is payable for each separate request and applications should be determined within 8 weeks of a valid request being received.

NOTE TO APPLICANT/AGENT: The Council posted a site notice publicising this application. If it is still on display, please remove it.

Community Infrastructure Levy (CIL) Note Accompanying Planning Decision

1. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), a development which has been granted planning permission becomes a CIL chargeable development if it proposes one or more new dwellings, or more than 100sqm of new build floorspace.
2. North Yorkshire Council is the CIL Collecting Authority for developments in North Yorkshire.
3. The Council will use the CIL Form 1 : Additional Information submitted with the planning application, alongside other application documents, to determine whether the application is CIL chargeable and to calculate the CIL charge.
4. If your application is deemed to be CIL liable, the charges will be calculated in accordance with the Community Infrastructure Regulations 2010 (as amended) and the applicable CIL rates from the Charging Schedule
5. The CIL is charged in pounds per square metre and is calculated by multiplying the applicable CIL rate by the proposed gross internal area (GIA) proposed by the development. The floorspace of existing buildings to be retained or demolished as part of the development will be deducted from the CIL chargeable area if part of the existing building has been in its lawful use for at least six months in the three years prior to permission being granted.
6. After permission is granted, the Council will issue a **CIL Liability Notice** if CIL liability has been triggered, which will set out the CIL charge payable on commencement of the development. The CIL charge will also be registered as a Local Land Charge against the relevant land.
7. **One (or more) of the development parties must assume liability to pay CIL for a CIL chargeable development by submitting an Assumption of Liability Form .** In the absence of this form, liability will default to site owner(s).
8. A development may be eligible for relief or exemption from CIL if it includes affordable housing, is owned by a charity and will be used wholly or mainly for charitable purposes, or is a self-build project. Relief or exemption must be claimed prior to commencement by submitting the appropriate claim form. Further information can be found on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions.
9. North Yorkshire Council do not have a policy for granting discretionary charitable relief or exceptional circumstances relief and will not accept claims made on this basis.
10. **You must inform the Council when the development is going to start by submitting a Commencement Form or a Notice of Chargeable Development (for permitted development)**
11. Once the Council has been notified that development works have commenced, a **CIL Demand Notice** will be issued setting out the total amount payable, how to pay, and when payment is due.

- 12.** Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed, and you will not benefit from the instalments policy.
- 13.** Late payment interest and surcharges will be imposed if payment is not received by the due date.
- 14.** Continued failure to pay CIL liabilities due will result in the Council initiating enforcement action, including serving a CIL stop notice prohibiting further development on the site, and applying to a magistrates' court for a Liability Order to recover the debt through the seizure of assets.
- 15.** Further information on CIL and all CIL forms are available on the Planning Portal at https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy Guidance on the Community Infrastructure Levy can be found on the Gov.uk website at <https://www.gov.uk/guidance/community-infrastructure-levy>
- 16.** For further information on CIL please contact the S106 and CIL Delivery Officer at Planningobligations.har@northyorks.gov.uk

Appeals to the Secretary of State

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.

Where 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.

Otherwise, 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 or prior approval for a householder 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 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 this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

Otherwise, 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 using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on [GOV.uk](https://www.gov.uk).