

# The Planning Inspectorate

|                                          |       |
|------------------------------------------|-------|
| For official use only<br>(Date received) |       |
| 26-Jul-2012                              | 11:53 |

## PLANNING APPEAL FORM (Online Version)

To help you fill in this form correctly, please refer to the guidance leaflet "How to complete your planning appeal form".

**WARNING:** The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time we will not accept the appeal.**

**APPEAL REFERENCE: APP/T2350/A/12/2180417**

### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name Commercial Estates Group Commercial Estates Group

Address c/o Agent

Phone no.

Fax no.

Postcode

E-mail sarah.williams@indigoplanning.com

Please confirm how you wish to correspond with us: Electronically, via the email address specified above ☒  
On paper, by post.

### B. AGENT DETAILS FOR THE APPEAL (if any)

Name Miss Sarah Williams

Address Indigo Planning Ltd, Lowry House  
17 Marble Street  
MANCHESTER

Your reference 01920157

Phone no. 01618366910

Fax no.

Postcode M2 3AW

E-mail sarah.williams@indigoplanning.com

Please confirm how you wish to correspond with us: Electronically, via the email address specified above ☒  
On paper, by post.

### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Ribble Valley Borough Council

LPA's reference number 3/2012/0327

Date of the planning application 04 Apr 2012

Date of the LPA's decision (if issued) 20 Jul 2012

#### D. APPEAL SITE ADDRESS

Address Land to the east of Clitheroe Road  
Whalley

Postcode

Grid Reference: Easting 3735700

Northing 4366340

Is the appeal site within a Green Belt?

YES

NO



Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

YES

NO



#### E. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site  
(in hectares)

Area of floor space of proposed development  
(in square metres)

3.8

Has the description of the development changed from that stated on the application form?

YES

NO



If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL (C3); NURSING HOME (C2); CAR PARKING; OPEN SPACE; AND ANCILLARY LANDSCAPING

#### F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:-

Please tick **one** box only ✓

- 1 Refuse planning permission for the development described on the application form or in Section E. ✓
- 2 Grant planning permission for the development subject to conditions to which you object.
- 3 Refuse approval of the matters reserved under an outline planning permission
- 4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object.
- 5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above)

or

- 6 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

## G. CHOICE OF PROCEDURE

There are 3 possible choices: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

### 1. THE WRITTEN REPRESENTATIONS PROCEDURE

This is normally the simplest, quickest and most straightforward way of making an appeal. The written procedure is particularly suited to small-scale developments (e.g. individual houses or small groups of houses; appeals against conditions or changes of use).

- |                                                                                                                       |     |    |
|-----------------------------------------------------------------------------------------------------------------------|-----|----|
| a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? | YES | NO |
| b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?                 | YES | NO |

If so, please explain below or on a separate sheet.

### 2. THE HEARING PROCEDURE

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or on a separate document why you think a hearing is necessary.

Please answer the question below.

- |                                                                                                                          |     |    |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|
| a) Is there any further information relevant to the hearing which you need to tell us about? If so please explain below. | YES | NO |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|

### 3. THE INQUIRY PROCEDURE



This is the most formal of procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or in a separate document why you think an inquiry is necessary.

\*\* See separate documents \*\*

- a) How long do you estimate the inquiry will last?  
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

No. of days

4

- b) How many witnesses do you intend to call?

No. of witnesses

4

- c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below.  
Please continue on a separate sheet if necessary.

YES



NO

Please see Grounds of Appeal Statement

## H. GROUNDS OF APPEAL

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

YES ☒

NO

\*\* See separate documents \*\*

## **H. GROUNDS OF APPEAL (continued)**

## I. (part one) APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeals site. If you do not own the appeal site or only own a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

If you are the sole owner of the whole appeal site, certificate A will apply:

Please tick **one** box only

### CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

### CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance Notes*) to every one else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

| Owner's name | Address at which the notice was served | Date the notice was served |
|--------------|----------------------------------------|----------------------------|
|--------------|----------------------------------------|----------------------------|

|                          |                                               |             |
|--------------------------|-----------------------------------------------|-------------|
| ALAN COAIES AND PETER CO | C/O GARY HOERIY ASSOCIATES, 6-8 CHURCH STREET | 26 Jul 2012 |
|--------------------------|-----------------------------------------------|-------------|

### CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form

## I (part two) AGRICULTURAL HOLDINGS CERTIFICATE

We also need to know whether the appeal site forms part of an agricultural holding.

Please tick either (a) or (b).

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

OR

(b)(i) The appeal site is, or is part of an agricultural holding, and the appellant is the sole agricultural tenant:

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

| Tenant's name | Address at which the notice was served | Date the notice was served |
|---------------|----------------------------------------|----------------------------|
|---------------|----------------------------------------|----------------------------|

Details of additional tenants

## J. ESSENTIAL SUPPORTING DOCUMENTS

You **must** send the documents listed 1-7 below with your appeal form.  
Please tick the boxes to show which documents you are enclosing.

- |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |   |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 1 | A copy of the original <b>planning application</b> sent to the LPA.                                                                                                                                                                                                                                                                                                                                                                                       | ✓ |
| 2 | A copy of the <b>site ownership certificate</b> and <b>agricultural holdings certificate</b> <b>submitted</b> to the LPA <u>at application stage</u> (this is usually part of the LPA's planning application form).                                                                                                                                                                                                                                       | ✓ |
| 3 | A copy of the <b>LPA's decision notice</b> (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.                                                                                                                                                                                                                                  | ✓ |
| 4 | A <b>site plan</b> (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show <u>two named roads</u> so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | ✓ |
| 5 | Copies of all <b>plans, drawings and documents</b> sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.<br>Please number them clearly and list the numbers here or on a separate sheet:                                                                                                                                                                    | ✓ |
| 6 | Copies of all <b>additional plans, drawings and documents</b> sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).<br>Please number them clearly and list the numbers here or on a separate sheet:                                                                                                                                                                                          | ✓ |
| 7 | A copy of the <b>design and access statement</b> sent to the LPA (if required)                                                                                                                                                                                                                                                                                                                                                                            | ✓ |

### You must send copies of the following, if appropriate:

- |    |                                                                                                                                                                                                                                                                                          |   |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 8  | Additional plans, drawings or documents relating to the application but <b>not previously seen by the LPA</b> .<br>Please number them clearly and list the numbers here or on a separate sheet:                                                                                          |   |
| 9  | Any relevant <b>correspondence</b> with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. :                                                                                                               | ✓ |
| 10 | If the appeal is against the LPA's refusal or failure to approve the <b>matters reserved under an outline permission</b> , please enclose:<br>(a) the relevant outline application;<br>(b) all plans sent at outline application stage;<br>(c) the original outline planning permission. |   |
| 11 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a <b>condition</b> , we must have a copy of the <u>original permission</u> with the condition attached.                                                                                  |   |
| 12 | A copy of any <b>Environmental Statement</b> plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).                                                                                                                         |   |

## **K OTHER APPEALS**

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

## **L CHECK SIGN AND DATE**

**(All supporting documents must be received by us within the time limit)**

I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (*if you do not your appeal will not normally be accepted*).

I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature

Date 26 July 2012

Name (in capitals) Miss Sarah Williams

On behalf of (if applicable) Commercial Estates Group Commercial Estates Group

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

## **M. NOW SEND**

- Send a copy to the LPA**

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again; send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- You may wish to keep a copy of the completed form for your records**

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

## N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 2606, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number:

**APP/T2350/A/12/2180417**

Please ensure that a copy of your appeal form and any supporting documents are sent to the local planning authority.

\*\*\*\*\*  
\* The Documents Listed Below Were Uploaded With The Appeal Form \*  
\*\*\*\*\*

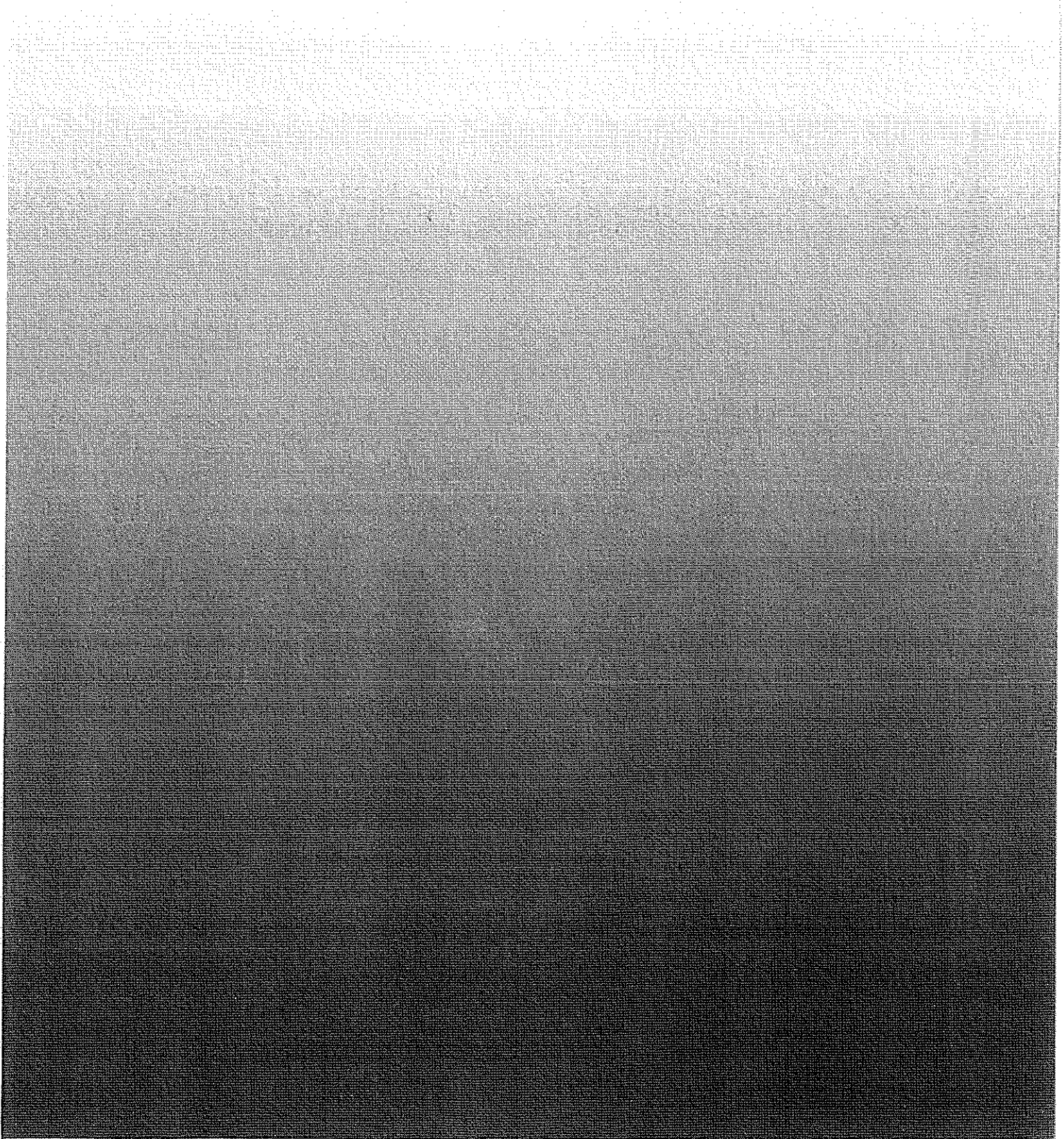
===== CHOICE OF PROCEDURE =====  
TITLE: Choice of procedure - reasons for inquiry  
DESCRIPTION: Grounds of Appeal Statement  
FILENAME: rpt 027 SW Grounds of Appeal FINAL July 2012.pdf

===== GROUNDS OF APPEAL =====  
TITLE: Grounds of Appeal 1  
DESCRIPTION: Grounds of Appeal Statement  
FILENAME: rpt 027 SW Grounds of Appeal FINAL July 2012.pdf

\*\*\*\*\*  
\* The Documents Listed Below Will Follow By Post \*  
\*\*\*\*\*

- ===== ESSENTIAL SUPPORTING DOCUMENTS =====
- \*\* 01. A copy of the original planning application sent to the LPA
  - \*\* 02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
  - \*\* 03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
  - \*\* 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the
  - \*\* 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
  - \*\* 05i. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
  - \*\* 06. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
  - \*\* 06i. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
  - \*\* 07. A copy of the design and access statement sent to the LPA (if required).
  - \*\* 09. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements

**Land east of Clitheroe Road  
(Lawsonsteads), Whalley**  
Grounds of Appeal



**Land east of Clitheroe Road  
(Lawsonsteads), Whalley**  
Grounds of Appeal

July 2012

indigo

Indigo Planning Limited  
Lowry House  
17 Marble Street  
Manchester

Tel: 0161 836 6910  
Fax: 0161 836 6911

info@indigoplanning.com  
indigoplanning.com

---

**Land east of Clitheroe Road  
(Lawsonsteads), Whalley**  
Grounds of Appeal

| Contents                    | Page     |
|-----------------------------|----------|
| <b>1. Introduction</b>      | <b>1</b> |
| <b>2. Grounds of Appeal</b> | <b>2</b> |

**Land east of Clitheroe Road  
(Lawsonsteads), Whalley**  
Grounds of Appeal

Appendices

**Appendix 1**

Decision Notice dated 20 July 2012

## 1. Introduction

- 1.1. These Grounds of Appeal are submitted in support of a planning appeal submitted on behalf of Commercial Estates Group (CEG). The appeal relates to the decision of Ribble Valley Borough Council to refuse planning permission for development at land east of Clitheroe Road (Lawsonsteads) in Whalley (Application Ref: 3/2012/0327) against planning officer recommendation.
- 1.2. A copy of the Council's Decision Notice (dated 20 July 2012) is provided at **Appendix 1**.
- 1.3. The Grounds of Appeal are clearly set out in Section 2 and relate directly to the reasons for refusal. The Planning Inspectorate will note that there are a number of Grounds associated with the refusal reasons.
- 1.4. The appellant is requesting that the appeal be dealt with by way of an Inquiry, due to the complexity of the issues associated with the promotion of this site and the need for technical evidence to be presented by expert witnesses in respect of material issues which are in dispute, in particular;
  - Visual Amenity;
  - Heritage;
  - Highways; and
  - Planning.
- 1.5. It is estimated that to deal with these matters thoroughly, an Inquiry lasting approximately four days will be required.

## 2. Grounds of Appeal

- 2.1. There is a need for more housing in the Ribble Valley. Whalley is a suitable location for accommodating some of this need. The appeal site represents a good opportunity to meet this housing need.
- 2.2. The reasons for refusal and associated Grounds of Appeal are set out as follows:

### Reason 1:

*'The proposed development by virtue of its location outside the defined settlement boundary of Whalley is considered to represent an urban extension into the open countryside which would change the character of this area of open countryside to the detriment of the visual amenities of the area. It is thus contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan'.*

### Grounds of Appeal

- 2.3. There is a need for more housing across the Ribble Valley to meet identified housing needs. The current settlement boundaries are out of date and this need cannot be met by sites within them. This will require development on the edge of key settlements. The proposed development outside the defined settlement boundary of Whalley is not unacceptable.
- 2.4. Given the need for new housing, the scale of development proposed combined with its location and extent will not result in an unacceptable extension to the local plan settlement limits.
- 2.5. By virtue of the parameters of the development, the proposal will not result in an unacceptable impact on the character of this area of open countryside or the visual amenities of the area.

### Reason 2:

*'The proposed development by virtue of its detrimental impact on the setting of and views into and out of Whalley Conservation Area would have an unduly harmful impact upon the character, appearance and significance of the Conservation Area. It is thus considered contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan'.*

### Grounds of Appeal

- 2.6. The proposal will not result in an unacceptable impact on the setting of the Whalley Conservation Area as its siting and design respects the conservation area character and appearance.
- 2.7. By virtue of its scale and location, the proposal will not have an unacceptable impact on views into and out of the Whalley Conservation Area, as the contribution of relevant views to the character of the conservation area has been taken into account in the development of the proposal.
- 2.8. The proposal will not result in an unacceptable impact on the character or appearance of the Conservation Area or cause any material harm.

**Reason 3:**

*'The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would have an adverse impact on the operation of the highway network, particularly in terms of congestion, to the detriment of highway safety'.*

Grounds of Appeal

- 2.9. The proposal will not result in any unacceptable highway impacts, particularly regarding congestion or safety. It certainly does not fail the severe impact test in Paragraph 32 of the National Planning Policy Framework (NPPF).

## APPENDIX 1

# RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

## REFUSAL OF PLANNING PERMISSION

**APPLICATION NO:** 3/2012/0327

**DECISION DATE:** 20 July 2012

**DATE RECEIVED:** 11/04/2012

**APPLICANT:**

Commercial Estates Group (CEG)  
c/o Agent

**AGENT:**

Indigo Planning Limited  
Lowry House  
17 Marble Street  
Manchester  
Lancs  
M2 3AW

**DEVELOPMENT PROPOSED:** Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping

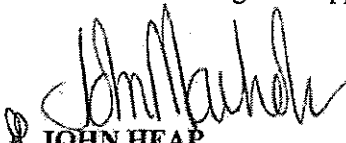
**AT:** Land to the East of Clitheroe Road (Lawsonsteads) Whalley Lancs

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposed development by virtue of its location outside the defined settlement boundary of Whalley is considered to represent an urban extension into the open countryside which would change the character of this area of open countryside to the detriment of the visual amenities of the area. It is thus contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.
- 2 The proposed development by virtue of its detrimental impact on the setting of and views into and out of Whalley Conservation Area would have an unduly harmful impact upon the character, appearance and significance of the Conservation Area. It is thus considered contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.
- 3 The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would have an adverse impact on the operation of the highway network, particularly in terms of congestion, to the detriment of highway safety.

**Note(s)**

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.

  
**JOHN HEAP**  
DIRECTOR OF COMMUNITY SERVICES

## **STATUTORY NOTES FOR PLANNING DECISION NOTICES**

### **APPEALS TO THE SECRETARY OF STATE**

#### **Application for Listed Building Consent and Conservation Area Consent**

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he/she may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990, within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act 1990.

#### **Listed Building Purchase Notices and Compensation**

If the applicant is aggrieved by the decision of the local planning authority:-

- a) to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or
- b) to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State for the Environment in accordance with Section 20 Planning (Listed Buildings & Conservation Areas) Act 1990 within 6 months of the date of this notice. (Appeals must be made on a form, which is obtainable from The Planning Inspectorate). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay on giving notice of appeal.

## **ADVERTISEMENTS**

### **Application for Consent to Display an Advertisement**

#### **Standard Conditions**

The Town and Country Planning (Control of Advertisements) Regulations 1989 impose the following standard conditions for all consents to display advertisements.

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

#### **Appeals to the Secretary of State**

You have the right of appeal against the local planning authority's refusal of consent for an advertisement or grant of consent subject to a condition with which you are dissatisfied. The appeal is made to the Secretary of State using a form (ask for advertisement appeal forms) obtained from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. no. 0117 372 6372. You must appeal within 8 weeks of receiving the decision notice.

#### **Illegal Display of Advertisements**

A person who displays an advertisement in contravention of the Town and Country Planning (Control of Advertisements) Regulations 1989, shall be liable on summary conviction of an offence under Section 109(2) of the Act, to a fine of £400 and in the case of a continuing offence to a fine of £40 for each day during which the offence continues after conviction.

#### **OTHER PERMISSIONS**

The attached notice relates only to the application as described. It does not convey a decision under any other enactment, byelaw or order of regulation.