

Application for Reserved Matters Approval Following Outline Planning Permission

Information Required

<p>Copies of the Application</p> <p>For major applications, we require two copies of all documentation to be provided in ‘hard’ copy even if the submission is through the Planning Portal (subject to their cumulative maximum per application of 25MB).</p> <p>For all other applications, all drawings and supporting information can be submitted electronically through the Planning Portal. If they are submitted in paper form then two hard copies of all documentation is required.</p>	
<p>Matters for Approval Following Outline Planning Permission/Application Form</p> <p>The application must be made in writing and include sufficient information to enable the local planning authority to identify the related outline planning permission and the reserved matters being applied for. There is no requirement to complete the ‘Approval of Reserved Matters Approval Following Outline Approval’ form although it is recommended to ensure that all of the necessary information is provided.</p>	
<p>Application Fee</p> <p>Please use the Planning Portal Fee Calculator or the Schedule of Fees to determine the appropriate fee. The planning fee can be paid online where an application is submitted through the Planning Portal. Otherwise, the fee can only be paid by cheque or postal order, made payable to Mendip District Council. A reason should be provided if no fee is paid or the application may otherwise be invalidated if it is not clear why no fee is paid.</p>	
<p>Site Plan</p> <p>A map at a scale of 1:500 to clearly identify the position of new development within the application site where layout and/or scale is a matter for approval. A Site Plan can be obtained from http://www.planningportal.gov.uk/planning/applications/plans.</p>	
<p>Elevations (Existing and Proposed)</p> <p>Drawings to a scale of 1:50 or 1:100 that accurately show the proposed external appearance of the building/s (where scale and/or appearance are matters for approval).</p>	
<p>Floor Plans (Existing and Proposed)</p> <p>Drawings to a scale of 1:50 or 1:100 that illustrate the existing and proposed internal layout of the building where the proposal involves internal alterations.</p>	
<p>Levels and Sections (Existing and Proposed)</p> <p>Drawings to a scale of 1:100 or 1:200 that illustrate the existing and proposed ground levels where the proposal involves changes to ground levels.</p>	
<p>Crime Prevention Statement</p> <p>A statement explaining the measures incorporated into a scheme which seek to design out crime is required where layout and/or appearance are matters for approval involving a major housing development (10+ dwellings or housing development on a site of 0.5+ hectares).</p>	
<p>Landscape and Visual Impact Assessment</p> <p>A detailed assessment of the impact of a proposed development in the landscape is required where layout, scale, appearance or landscaping are matters for approval involving a development which is likely to have a significant visual impact upon the landscape and for any major applications in the setting of an Area of Outstanding Natural Beauty. An LVIA is required for applications for wind turbines where their overall height would exceed 15 metres, or where Environmental Impact Assessment is required.</p>	

<p>Lighting Assessment An assessment of the impact of lighting upon the character of an area and nearby residential properties is required with reserved matters approval for non-domestic development which includes external lighting.</p>	
<p>Parking and Access Arrangements The location of any parking spaces being provided, and details of any new or altered vehicle access, needs to be shown on the Site Plan where access and/or layout are matters for approval.</p>	
<p>Resource Efficiency Statement A statement should demonstrate that new development has been designed to reduce energy use in new buildings and increasing resilience to changes in the climate. This should include consideration of passive solar design where the siting and design of buildings maximise the use of the sun's energy for heating and cooling, and how the layout and design of buildings and planting can reduce energy and water use and mitigate against flooding, pollution and overheating. A questionnaire that prompts consideration of measures to conserve resources is available at http://www.mendip.gov.uk/CHttpHandler.ashx?id=17017&p=0 (pages 6 and 7)</p>	
<p>Rural Worker Dwelling Appraisal An explanation of how the size is commensurate with the established functional requirement for the enterprise where scale is a matter for approval involving new accommodation for rural workers.</p>	
<p>Tree Survey/Arboricultural Statement A Tree Survey, Arboricultural Impact Assessment, Proposed Pre-development Tree Work and a Tree Protection Plan in accordance with BS 5837:2012 is required where access or layout are matters for approval involving development that would affect any protected or unprotected trees with a stem/trunk diameter greater than 75mm (when measured at 1.5m above ground level).</p>	
<p>Ventilation and Extraction Statement A statement with details of the position and design of any ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics, is required where layout is a matter for approval involving new premises adjacent to, or affecting, existing residential development falling in Classes A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), any other use that requires the provision of ventilation or extraction equipment or any proposal which includes the installation of air conditioning units.</p>	