



## NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of the date of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has 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 in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land 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 reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council 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 Part IX of the Town and Country Planning Act 1971.
3. 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 s.169 of the Town and Country Planning Act 1971.

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Subject to the following Conditions:- (Contd/)

3. The proposal does not provide for satisfactory sight lines within the control of the applicant which is likely to give rise to conditions prejudicial to highway safety.
4. The access to the site from Charles Street and access to the car park is substandard and width and these unsatisfactory means of access are likely to give rise to conditions prejudicial to highway safety.
5. The proposal is likely to result in a detrimental loss of amenities to the surrounding residential properties by virtue of loss of light and sunlight. There is likely to be an unacceptable loss of privacy which would be exacerbated by the loss of trees within the garden.
6. The proposal does not provide for adequate amenity space for the residents of the flats.
7. The introduction of vehicular movements within the rear garden is likely to give rise to an unacceptable disturbance to the adjacent properties which is exacerbated by the raised level of the access road in relation to the surrounding ground levels.

Dated .....11th..... day of .....January.....1990

Signed 

Designation .CHIEF.PLANNING.OFFICER