

# **GUIDANCE NOTES FOR APPLICANTS SEEKING PLANNING PERMISSION FOR THE USE OF THE HIGHWAY FOR THE STATIONING OF TABLES AND CHAIRS AND OTHER FACILITIES**

## **1. Introduction**

As well as a Permit, a separate full planning permission is required in most cases for the use of the highway for the stationing of tables and chairs and other facilities.

## **2. Making an Application**

Please contact Development Control for a set of planning application forms for your use. Please follow the explanatory notes included in the application forms, but the following are the minimum particulars required:

- (i) the relevant application fee (payable to Bath & North East Somerset Council);
- (ii) location plan at 1:1250 scale;
- (iii) site plan at 1:50 scale outlining the site of application in red showing key dimensions and furniture layout;
- (iv) photographs showing the existing site;
- (v) plans/specifications/photographs/brochures showing furniture (etc.) details, and details of all facilities including materials and colours;
- (vi) certification that notice of the planning application has been served on the Council as Highway Authority and on any other parties who have an interest in the land.

## **3. How will an Application be Considered?**

Planning applications are determined on the basis of their own merits in the light of the Council's relevant planning policies, the individual merits of the application and relevant Central Government policy. In general the Council will look favourably on applications unless:

they would not preserve or enhance the character or appearance of the Conservation Area or would adversely affect the character and appearance of the area by reason for example of size, form, position, scale, materials, design or detailing;

they would adversely affect highway safety or they would significantly reduce residential amenity.

The Local Planning Authority may grant a temporary or permanent planning permission or refuse planning permission as it sees fit. Applicants have a right of appeal to The Planning Inspectorate, Room 325, Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN against any refusal (or against non-determination of the application within 8 weeks of valid receipt of the application).

**4. Need for Advertisement Consent**

Where any of the proposed furniture includes advertisements (e.g. advertisements on parasols), separate advertisement consent is likely to be required from the Local Planning Authority.

**5. Forecourts/Non-Highway Land**

Different considerations apply to forecourt areas or areas of non-highway land, and applicants/owners should contact the Local Planning Authority for further advice.

**6. Where Can I Get Further Advice/Information?**

Should potential applicants require further advice or information they should contact Planning Control, Lewis House, Manvers Street, Bath BA1 1JG (telephone 01225 477676).