Teignbridge District Council
Application Number: 16/01777/DCR3
Devon County Council Ref. DCC/3879/2016
(Please quote these references in correspondence)

COUNTY OF DEVON

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS 1988
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

PLEASE ADD THE RECOMMENDATION TO THE RECOMMENDATIONS SCREEN

To: **Chris Jay, NPS South West Limited, 1 Capital Court, Bittern Road, Sowton IE, Exeter, EX27FW**

Agent for: **Devon County Council, County Hall, Topsham Road, Exeter, EX2 4QD**

Devon County Council hereby grants planning permission to carry out the development described in the application received on **21 June 2016**, and the plans and drawings attached thereto numbered: NPS-DR-A-(00)-PL02 Rev P2 and NPS-DR-A-(00)-PL03 Rev P1 and documents entitled 'Validation checklist & planning statement' and 'Construction Traffic Management Plan – Revision A' (dated 25/07/2016).

brief particulars of which are as follows:

Demolition of Elliott Temporary Classroom and Construction of a 2 Classroom Teaching Block at Ratcliffe Special School, John Nash Drive, DAWLISH, EX7 9RZ

subject to the conditions set out in the attached sheets

Mike Deaton

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on behalf of the Head of Planning, Transportation and Environment

Date: 26 July 2016

NOTE

This is not a decision under the Building Regulations

Failure to adhere to the details of the approved plans or to comply with the above conditions constitutes a contravention of the Town and Country Planning Act 1990, in respect of which enforcement action may be taken.

If this planning permission is for development by Devon County Council it can enure only for the Council's benefit.

DN May 2005

Continued overleaf

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

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.

- 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.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Schedule of Conditions - Teignbridge District Council Application No. 16/01777/DCR3
Devon County Council Ref. DCC/3879/2016

STANDARD COMMENCEMENT

1. The development shall commence within three years of the date of this permission.

   REASON: In accordance with Section 91 of the Town and Country Planning Act 1990.

STRICT ACCORDANCE WITH PLANS

2. The development shall be carried out in strict accordance with the details shown on the approved drawings and documents numbered NPS-DR-A-(00)-PL02 Rev P2, NPS-DR-A-(00)-PL03 Rev P1, 'Validation checklist & planning statement' and 'Construction Traffic Management Plan – Revision A' (dated 25/07/2016).

   REASON: To ensure that the development is carried out in accordance with the approved details.

INFORMATIVE NOTE

Statement of compliance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015

In determining this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement of the NPPF, as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Wales and West Utilities

Wales & West Utilities has pipes in the area which may be affected and at risk during construction works. You must contact Wales and West Utilities directly prior to commencement of the development.