

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**

GRANT OF CONDITIONAL PLANNING PERMISSION

To: **Mr Scott Taylor Cantrill, NPS South West Ltd, Venture House, Capital Court, Exeter, EX2 7LW**

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 **5 August 2016**, and the plans and drawings attached thereto numbered: **NPS-DR-A(00)001, NPS-DR-A(00)010, NPS-DR-A(00)015, NPS-DR-A(00)016, NPS-DR-L(94)800 revision P1, RLL-DR-C-(00)-060 revision P4, Planning Statement (November 2015), Construction Traffic Management Plan Revision A, Lighting Statement, NPS-DR-A-(02)10 Revision 4, NPS-DR-A-(93)-003 revision P1, NPS-DR-A(05)01 revision 3, Landscore Primary School Planning - Conditions Discharge (dated 29th March 2016) and Landscore Primary School Travel Plan Census year 2016.**

brief particulars of which are as follows:

Variation of condition 2 of pp DCC/3820/2015 to amend the position of the proposed cycle shelter at Landscore County Primary School, Threshers, Crediton, EX17 3JH

subject to the conditions set out in the attached sheets



on behalf of the Head of Planning, Transportation and Environment

Date: 20 September 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.

**Schedule of Conditions - Mid Devon District Council Application No. 16/01261/DCC
Devon County Council Ref. DCC/3892/2016**

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.

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)001, NPS-DR-A(00)010, NPS-DR-A(00)015, NPS-DR-A(00)016, NPS-DR-L(94)800 revision P1, RLL-DR-C-(00)-060 revision P4, Planning Statement (November 2015), Construction Traffic Management Plan Revision A, Lighting Statement, NPS-DR-A-(02)10 Revision 4, NPS-DR-A-(93)-003 revision P1, NPS-DR-A(05)01 revision 3, Landscore Primary School Planning - Conditions Discharge (dated 29th March 2016) and Landscore Primary School Travel Plan Census year 2016, except as varied by the conditions below.

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

3. The landscaping scheme shown on the plan referenced NPS-DR-L(94)800 Rev P1 shall be carried out in the first planting and seeding seasons following completion of the development. The approved scheme shall be maintained for a period of five years. Any trees, plants or grassed areas, or replacement of it, that is removed, uprooted, destroyed or dies within five years of the date of planting shall be replaced with the same or similar species in the same location.

REASON: To protect the character and appearance of the local landscape in accordance with policies COR2 (Local Distinctiveness) and DM2 (High Quality Design).

4. The frame of the proposed cycle shelter shall be coloured RAL5017.

REASON: To ensure the development is in keeping with the character and appearance of the local landscape in accordance with policy DM2 (High Quality Design).

DURING CONSTRUCTION

5. All trees and shrubs identified on approved drawing NPS-DR-L(94)800 Rev P1 shall be retained and protected during construction in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations.'

REASON: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage throughout the construction period, in the interests of visual amenity and in accordance with policy COR 2 (Local Distinctiveness).

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.