

## 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 Richard Boxall, NPS South West Ltd, Venture House, Capital Court, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7FW**

Agent for: **Devon County Council, Built Environment Team, Matford Offices, Matford Lane, Exeter, EX2 4QD**

Devon County Council hereby grants planning permission to carry out the development described in the application received on **8 September 2016**, and the plans and drawings attached thereto numbered: **C131-014, NPS-DR-C-600 revision P1, C131 - 016 revision C and document entitled 'Supporting Information' (Dated August 2016. Rev 0).**

brief particulars of which are as follows:

**Demolish existing single storey flat roof section of main building and construct new single storey extension to form classroom and store. Infill existing boundary wall opening opposite main school entrance at Payhembury C of E Primary School, Road From Payhembury Cross to Markers Park, Payhembury, EX14 3HT**

subject to the conditions set out in the attached sheets



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on behalf of the Head of Planning, Transportation and Environment

**Date: 21 December 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.

## **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 - East Devon District Council Application No. 16/2225/CM  
Devon County Council Ref. DCC/3900/2016**

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 **C131-014, NPS-DR-C-600 revision P1, C131 - 016 revision C and document entitled 'Supporting Information' (Dated August 2016. Rev 0)** except as varied by the conditions below.

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

**CONDITIONS (PRE-COMMENCEMENT)**

3. No development shall take place until an updated School Travel Plan including a programme of implementation has been submitted to and approved in writing by the County Planning Authority. The travel plan shall be implemented in accordance with the approved implementation programme.

REASON: To ensure safe and sustainable travel to Payhembury C of E Primary School in accordance with Strategy 5B (Sustainable Transport) of the East Devon Local Plan 2013-2031.

4. No development shall take place until the colour of the proposed external render for the classroom extension has been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To ensure that the external render of the classroom extension is of a suitable colour.

**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.