

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 John Baggley, NPS South West Ltd, Venture House, One Capital Court, Sowton Industrial Estate, Exeter, EX2 7FW**

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

Devon County Council hereby grants planning permission to carry out the development described in the application received on **22 December 2016**, and the plans and drawings attached thereto numbered: **NPS-DR-A-(00) 34-T1; NPS-DR-A-(00)-TI-2; NPS-DR-A-(00)-TI-3 Rev P1; NPS-DR-A-(00)-TI-4 Rev P1; Roof Plan - DR-A-(00)-TI-5 Rev P1; and DR-A-(00)-TI-6 Rev P1.**

brief particulars of which are as follows:

Construction of a single classroom and ancillary accommodation attached to the existing Community Centre at High Bickington Community Centre, Little Bickington Lane, High Bickington, EX37 9HG

subject to the conditions set out in the attached sheets

Mike Denton

on behalf of the Head of Planning, Transportation and Environment

Date: 28 February 2017

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- 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 - Torridge District Council Application No.
Devon County Council Ref. DCC/3941/2016**

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 drawing and document numbered NPS-DR-A-(00) 34-T1; insofar as the building location and layout is concerned, the details shown on NPS-DR-A-(00)-TI-2; NPS-DR-A-(00)-TI-3 Rev P1; NPS-DR-A-(00)-TI-4 Rev P1; Roof Plan - DR-A-(00)-TI-5 Rev P1; DR-A-(00)-TI-6 Rev P1.

Development shall be carried out in accordance with these approved plans, except as varied by the conditions below.

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

3. No development shall take place until a revised drainage plan has been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved drainage scheme/details.

REASON: To ensure that adequate surface water attenuation provision is delivered in accordance with the Development Plan specifically policies DVT 24 of the Torridge District Local Plan 1997 - 2011 (Adopted September 2004).

4. No vegetation clearance shall take place during the bird nesting season (01 March to 31 August inclusive) unless the developer has been advised by a suitably qualified ecologist that clearance will not disturb nesting birds and a record of this is kept. Such checks shall be carried out in the 14 days prior to clearance works commencing.

REASON: To minimise impacts on nesting wild birds and ensure that no birds take up residence in the intervening period in accordance with paragraph 109 of the NPPF and the wildlife and Countryside Act 1981 (as amended).

5. Development shall be carried out in accordance with the submitted Ecological Impact Assessment (Sunflower International November 2015). Wildlife enhancement measures should be carried out in accordance with the submitted Ecological Impact Assessment (Sunflower International November 2015) and, where appropriate, advice sought regarding implementation.

REASON: To protect and enhance wildlife and landscapes in accordance with the Development Plan specifically policies DVT 08 and ENVT05T of the Torridge District Local Plan 1997 - 2011 (Adopted September 2004).

6. 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 High Bickington Church of England Primary School in accordance with the Development Plan specifically policies DVT 19 and DVT01 of the Torridge District Local Plan 1997 - 2011 (Adopted September 2004).

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.