

**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 James Bell, Benchmark Design, Oakyra, Diptford, Devon, TQ9 7NU**

Agent for: **Devon County Council, Diptford Preschool, Diptford Primary School, Totnes, Devon, TQ9 7NY**

Devon County Council hereby grants planning permission to carry out the development described in the application received on **13 November 2015**, and the plans and drawings attached thereto numbered: **300-01 revision 1.2, 300-03 revision 1.5, 300-02 revision 1.5.**

brief particulars of which are as follows:

**Proposed single storey school building, providing a classroom and toilet facilities for the Diptford Pre-school within the grounds of Diptford Primary School. The proposed building will replace a wooden shed and two existing white domed canopies that cover an area of existing concrete playground. at Diptford Primary School, Totnes, Diptford, TQ9 7NY**

subject to the conditions set out in the attached sheets



on behalf of the Head of Planning, Transportation and Environment

**Date: 8 January 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 - South Hams District Council Application No. 2699/15/DCC  
Devon County Council Ref. DCC/3808/2015**

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 300-01 Rev 1.2 / 300-02 Rev 1.5 / 300-03 Rev 1.5 except as varied by the conditions below.

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

3. The external materials for the roof shall be coloured RAL 7012.

The external materials for the windows and doors shall be aluminium or wood, coloured RAL 7016.

REASON: To ensure the development is in keeping with the character and appearance of the local landscape and preserves the setting of the nearby heritage assets in accordance with policies DP2 (Landscape Character), DP6 (Historic Environment) of the South Hams Development Plan Document (2010) and CS9 (Landscape and Historic Environment) of the South Hams Core Strategy (2006).

4. The planting of the hedge shown on Drawing No. 300-03 Rev 1.5 shall be carried out in the first planting season following occupation of the building in accordance with details that shall be submitted to and approved by the County Planning Authority within 3 months of the date of this permission. The hedge 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 and preserves the setting of the nearby heritage assets in accordance with policies DP2 (Landscape Character), DP6 (Historic Environment) of the South Hams Development Plan Document (2010) and CS9 (Landscape and Historic Environment) of the South Hams Core Strategy (2006).

**CONDITIONS (PRE-COMMENCEMENT)**

5. No development shall take place until a Construction Management Scheme has been submitted to and approved in writing by the County Planning Authority. The statement shall provide details of:
  - a) Timetable/programme of works
  - b) Measures for traffic management [including routing of vehicles to and from the site, details of the number/frequency and sizes of vehicles]
  - c) Days and hours of building operations and deliveries
  - d) Location of loading, unloading and storage of plant and materials
  - e) Location of contractor compound and facilities
  - f) Provision of boundary fencing/hoarding
  - g) Parking of vehicles of site personnel, operatives and visitors.

The development shall be implemented in accordance with the approved scheme.

REASON: To ensure adequate access and associated facilities are available for the construction traffic and to minimise the impact of construction on nearby residents and the local highway network in accordance with policy DP7 (Transport, Access and Parking) of the South Hams Development Plan Document (2010).

### **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.