

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 Nicholas Johnson, NPS (South West) Ltd, Venture House, Capital Court, Bittern Road, Exeter, Devon, EX2 7LW**

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

Devon County Council hereby grants planning permission to carry out the development described in the application received on **11 January 2016**, and the plans and drawings attached thereto numbered: **NPS-DR-A(00)001, NPS-DR-A(00)010, NPS-DR-A(00)012, NPS-DR-A(00)015, NPS-DR-A(00)016, NPS-DR-A(00)18, NPS-DR-L(94)800 revision P1, RLL-DR-C-(00)-060 revision P4.**

brief particulars of which are as follows:

Construction of a new early years building on the site of the former swimming pool and extension of the existing school hall in order to provide facilities to support the school's proposed expansion to 420 places at Landscore County Primary School, Threshers, Crediton, Devon, EX17 3JH

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: 14 March 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.
- 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 - Mid Devon District Council Application No. 16/00091/DCC
Devon County Council Ref. DCC/3820/2015**

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 NPS-DR-A(00)001, NPS-DR-A(00)010, NPS-DR-A(00)012, NPS-DR-A(00)015, NPS-DR-A(00)016, NPS-DR-A(00)018, 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, 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 plan ref 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. No development shall take place until the colour of external materials 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 create visually attractive places that are well integrated with surrounding buildings, streets and landscapes, and do not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties and uses 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).

PRIOR TO OCCUPATION

6. The development shall not be occupied until an updated School Travel Plan has been submitted to and approved in writing by the County Planning Authority. The School Travel Plan shall include:
- a) provision of infrastructure that will promote healthy and sustainable travel to school through walking, cycling and use of public transport, e.g. cloakrooms and lockers for pupils to store books, equipment and bags
 - b) updated school travel data
 - c) management of parking at the school
 - d) management of pick up and drop off
 - e) measures for encouraging and educating children about safe and sustainable travel to the school
 - f) an implementation programme.

The School Travel Plan shall be implemented in accordance with the approved implementation programme.

REASON: To ensure safe and sustainable travel to Landscore County Primary School in accordance with policy COR 1 (Sustainable Communities).

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.