

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: **Mrs Kate Wotton, NPS South West, Venture House, 1 Capital Court, Sowton Industrial Estate, Exeter , EX2 7LW**

Agent for: **Devon County Council , Devon County Council BET, Room 11, County Hall, Matford Lane Offices, Exeter, EX2 4QD**

Devon County Council hereby grants planning permission to carry out the development described in the application received on **25 January 2016**, and the plans and drawings attached thereto numbered: **NPS-DR-A-(00)-001 revision P1, NPS-DR-A-005, NPS-DR-A-(00)-003 revision P1, NPS-DR-A-(00)-004 revision P1 and NPS-DR-A-(00)-006 revision P1.**

brief particulars of which are as follows:

Single classroom extension with associated toilets and stores, and provision of a new artificial turf pitch over the existing grass playing field at Okehampton Primary School, Glendale Road, Okehampton, EX20 1JB

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: 16 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 - West Devon Borough Council Application No. 0405/16/DCC
Devon County Council Ref. DCC/3834/2016**

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 revision P1, NPS-DR-A-005, NPS-DR-A-(00)-003 revision P1, NPS-DR-A-(00)-004 revision P1 and NPS-DR-A-(00)-006 revision P1 except as varied by the conditions below.

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

3. There shall be no external lighting forming part of the artificial 3G pitch.

REASON: To minimise the visual impact of the site in accordance with the Development Plan specifically policy BE17 of the West Devon Borough Local Plan Review- March 2005 (Updated April 2011).

4. The use of the artificial turf sports pitch shall be limited to daylight hours except during the summer months when the use of the pitch shall be limited to between 0900 to 1900 hours.

REASON: To protect the amenities of local residents in accordance with the Development Plan specifically policy BE17 of the West Devon Borough Local Plan Review- March 2005 (Updated April 2011).

5. All trees and shrubs identified on approved drawing NPS-DR-A-(00)-004 revision P1 and NPS-DR-A-(00)-006 revision 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 the Development Plan specifically policy BE17 of the West Devon Borough Local Plan Review- March 2005 (Updated April 2011).

6. No development shall take place until a suitable sustainable drainage scheme relating to the artificial pitch has been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved scheme.

REASON: To protect against flood risk and maintain surface water conditions, in accordance with the Development Plan specifically policies SP01 and SP21 of the West Devon Borough Local Plan Review- March 2005 (Updated April 2011).

7. No development shall take place until details and samples of the materials to be used for the external surface of the artificial pitch and the associated fencing has been submitted to and approved in writing by the County Planning Authority. The development shall be carried out in accordance with these approved details.

REASON: To ensure protection of the landscape value and appropriate design, in accordance with the Development Plan specifically policies SP17 and SP20 of the West Devon Borough Local Plan Review - March 2005 (Updated April 2011).

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.