

## 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 Matthew Lawman, AA Environmental Limited, Units 4-8 Cholswell Court, Shippon, Abingdon, Oxfordshire, OX2 9PB**

Agent for: **Galliford Try Divisional Projects, A380 SDLR Site Office, Old Newton Road, Kingskerswell, Devon, TQ12 5LB**

Devon County Council hereby grants planning permission to carry out the development described in the application received on **3 March 2016**, and the plans and drawings attached thereto numbered 153408/A3/001RevC, 153408/A3/003RevB, 153408/A3/004RevC, 153408/A3/005, 153408/A3/006 and document entitled 'Supporting Planning Statement' (dated March 2016).

brief particulars of which are as follows:

**Land formation works utilising excavated material (arising from the South Devon Link Road construction) and associated engineering works to create a landscape feature at land opposite the Barn Owl Public House at Land off Aller Road opposite the Barn Owl Pub, Kingskerswell**

subject to the conditions set out in the attached sheets

*Mike Denton*

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on behalf of the Head of Planning, Transportation and Environment

**Date: 12 September 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 - Teignbridge District Council Application No.  
Devon County Council Ref. DCC/3844/2016**

**STRICT ACCORDANCE WITH PLANS/DOCUMENTS**

1. The development shall be carried out in strict accordance with the details on the approved drawings numbered 153408/A3/001RevC, 153408/A3/003RevB, 153408/A3/004RevC, 153408/A3/005, 153408/A3/006 and document entitled 'Supporting Planning Statement' (dated March 2016) unless as varied by the conditions below.  
REASON: To ensure that the development is carried out in accordance with the approved details.

**LANDSCAPING/TREES**

2. All planting and seeding, as shown on plan numbered 153408/A3/003RevB shall be carried out in the first planting and seeding seasons following the date of this permission. 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 policy W12 (Landscape and Visual Impact) of the Devon Waste Plan (2011-2031) and policy EN2A (Landscape Protection and Enhancement) of the Teignbridge Local Plan (2011-2033).

**WASTE RESTRICTIONS**

3. No material other than material sourced from within the boundary of the South Devon Link Road construction site (permission no. 05/05432/2004) shall be used in the construction of the landscape feature.  
REASON: To ensure that material from outside of the site is not imported into the site in the interest of sustainable waste management in accordance with policy W02 (Sustainable Waste Management) of the Devon Waste Plan (2011-2031)

**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.