

**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, One Capital Court, Sowton Industrial Estate, Exeter, EX2 7FW**

Agent for: **Devon County Council, DCC Built Environments Team, M11, Matford Offices, County Hall, Exeter, EX2 4QD**

Devon County Council hereby grants planning permission to carry out the development described in the application received on **20 April 2016**, and the plans and drawings attached thereto numbered: **DR-PL-A-001, AL(01)01, S\_N\_133ELEV, AL(03)02A revision A, AL(03)03A revision A, AL(03)04A revision A, AL(02)03E revision E, DR-A-030 revision D, AL(04)01C revision C, AL(04)02 revision B, AL(02)01C revision C, LL(94)01A revision A, LL(94)02, Ecological Appraisal dated February 2014, 14.005/TCP, 14-1-0360-RL-PL-C-60, Rev. P3; 14-1-0360-RL-PL-C-61, Rev. P3; 14-1-0360-RL-PL-C-62, Rev. P1; DR-PL-A-001A; House Martin Nest Boxes; Highweek Primary School Travel Plan 2015.**

brief particulars of which are as follows:

**Variation of condition 2 of planning permission DCC/3712/2014 to change the façade treatment of two elevations from brick and window units to curtain walling with solid panels at Highweek Primary and Nursery School, Coronation Road, Newton Abbot, TQ12 1TX**

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: 19<sup>th</sup> May 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. 16/01227/DCR3  
Devon County Council Ref. DCC/3864/2016**

STANDARD COMMENCEMENT

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.

STRICT ACCORDANCE WITH PLANS

2. The development shall be carried out in strict accordance with the details shown on the approved drawings and documents numbered DR-PL-A-001, AL(01)01, S\_N\_133ELEV, AL(03)02A revision A, AL(03)03A revision A, AL(03)04A revision A, AL(02)03E revision E, DR-A-030 revision D, AL(04)01C revision C, AL(04)02 revision B, AL(02)01C revision C, LL(94)01A revision A, LL(94)02, Ecological Appraisal dated February 2014, 14.005/TCP, 14-1-0360-RL-PL-C-60, Rev. P3; 14-1-0360-RL-PL-C-61, Rev. P3; 14-1-0360-RL-PL-C-62, Rev. P1; DR-PL-A-001A; House Martin Nest Boxes; Highweek Primary School Travel Plan 2015. except as varied by the conditions below.

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

CONDITIONS (DURING CONSTRUCTION)

LANDSCAPING/TREES

3. The landscaping scheme shown on plan ref LL(94)02 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 Teignbridge Local Plan policy EN02A (Landscape Protection and Enhancement).

4. All trees and shrubs identified on approved drawing 14.005/TCP 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 Teignbridge Local Plan policy EN02A (Landscape Protection and Enhancement).

ECOLOGY

5. 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).

6. The development shall be carried out in accordance with the mitigation measures set out in section 8 of the approved 'Ecological Appraisal' dated February 2014.

REASON: To ensure that protected and non-protected species are conserved in accordance with Teignbridge Local Plan policy EN08 (Biodiversity Protection and Enhancement).

#### **INFORMATIVE NOTE**

Wales and West utilities should be contacted to discuss any potential impacts upon their apparatus.

If any protected species (such as bats, Great Crested Newts or reptiles) are discovered during the works, all work must stop and a suitably qualified ecologist must be consulted.

#### **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.