

WEST DEVON BOROUGH COUNCIL
Notes to accompany Decision Notices

Building Regulations - This decision is not a decision under the Building Regulations and the applicant should ensure that all necessary approvals for the same proposal and same plans are obtained before commencing any work on the site. See www.devonbuildingcontrol.gov.uk for further information.

Discharge of Conditions – If your application has been approved with conditions then any pre-commencement conditions must be discharged before work starts. The fee to discharge conditions is per request, not per condition, and it is therefore more cost effective to discharge all conditions at once. Listed Building Consents and Conservation Area Consents are exempt from fees.

Amending your permission (only applies to planning permissions) – If you want to change some details of your planning permission and it is a very small change you can apply for a Non Material Amendment. Larger changes may need a Variation of Condition application to amend the plans condition or a new Planning Application.

Adherence to approved plans/conditions - Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

Right of Appeal - further *information about appealing can be found at* http://www.planningportal.gov.uk/uploads/pins/procedural_guide_planning_appeals.pdf

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/planning/appeals/ Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

Planning Appeals (Section 78 of the Town and Country Planning Act 1990).

- Householder appeals must be made within **12 weeks** of the date of this notice
- Minor Commercial Appeals must be made **within 12 weeks** of the date of this notice
- Other planning appeals must be made within **6 months** of the date of this notice.
- **Certificate of Lawfulness Appeals** (Section 195 of the Town and Country Planning Act 1990) - There is no time limit for submission of an appeal.
- **Listed Building Consent or Conservation Area Consent Appeals** (Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990). Appeals must be made within **six months** of the date of this notice.
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Advertisement Consent Appeals (Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007).

- Appeals must be made within **8 weeks** of the date of this notice.

High Court Challenge/Judicial Review

As there is no third party right of appeal the only route available for an objector to challenge a decision is through the courts. Legal advice should be sought before considering this option.

Purchase Notices

If the Local Planning Authority or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the 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 Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Disabled Persons

Where any planning permission granted relates to buildings or premises to which the public are to be admitted (whether on payment or otherwise) or to premises in which persons are employed to work, your attention is drawn to Sections 4, 7 and 8a of the Chronically Sick and Disabled Persons Act, 1970 and to the British Standards Institutions Code of Practice for Access for the Disabled to Buildings.

Dated this 18th June 2020

(Application Ref: **3614/18/OPA**)

Patrick Whymer
Head of Development Management Practice
for and on behalf of the Council



**West Devon
Borough
Council**

In any correspondence please quote application number:
3614/18/OPA

OUTLINE PLANNING APPLICATION GRANTED

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure)
(England) Order, 2015

Application No.: 3614/18/OPA **Date Received:** 31 October 2018

Proposal: Outline application with some matters reserved for development of 250 dwellings and 2.0 hectares of B1 commercial use

Location: Land at SX 482 725, Plymouth Road, Tavistock, Devon

Applicant:

Mr A Tildesley
Linden Homes South West
Camberwell House
Grenadier Road
Exeter
EX1 3QF

The West Devon Borough Council hereby **GRANT** permission to carry out the development described above **subject to the following condition(s)**:

1. In the case of any matter reserved by this permission, application for approval of any reserved matter must be made not later than the expiration of three years beginning with the date of grant of outline planning permission.

The development to which this permission relates must be begun not later than whichever is the later of the following dates:

(i) the expiration of three years from the date of the grant of outline planning permission; or if later

(ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby authorised shall be carried out in accordance with detailed drawings which shall previously have been submitted to and approved by the Local Planning

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Authority. These detailed drawings shall show the following: (a) the design and external appearance of the proposed building(s); (b) its/their siting; (c) existing (and proposed) (i) site levels (together with proposed (ii) slab levels); (d) the materials for their construction (e) the arrangements for the disposal of foul and surface water; (f) the means of access from public highways; (g) the areas for (i) parking (ii) (and turning) of vehicles (in accordance with the Devon County Council's parking standards); (h) all other works including walls fences means of enclosure screening. (i) the location, extent and layout of open space(s) play space(s) (j) the design, layout, levels, gradients, materials, drainage, lighting and method of construction of all new roads and connection with existing roads (k) parameter plans for landscaping. Reason: To ensure that adequate information is available for the proper consideration of the detailed proposals.

3. The development hereby approved shall in all respects accord strictly with drawing number(s) received by the Local Planning Authority:

Constraints & Opportunities Plan 0661-1009 insofar as it identifies Landscape Buffer Area to remain undeveloped

Constraints & Opportunities Plan 0661-1009 insofar as it identifies the site location

Access and Circulation Plan 0661 – 1004 insofar as it relates to the access points off Plymouth Road

Waste Audit Statement June 2019

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

4. The Reserved Matters application (s) shall be in compliance with the Mix of unit requirements as set out in DEV8 of the Joint Local Plan

Reason: to ensure that the development meets the housing needs of the area

5. The Reserved Matters application(s) shall be accompanied by a scheme to demonstrate how the requirements of JLP policy DEV32, 'Delivering Low Carbon Development' will be delivered.

Reason: To ensure the development contributes toward delivering a low carbon future for West Devon and supports the Plan Area target to halve 2005 levels of carbon emissions by 2034 and increase the use and production of decentralised energy.

6. Not later than the submission of the first reserved matters following this approval, a scheme to demonstrate compliance with the Nationally Described Space Standards and demonstrating adequate external amenity space or private gardens, shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: in the interests of providing high quality housing, good living standards and meet the needs of the housing needs of the area, in accordance with policy DEV10 of the Joint Local Plan

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7. The Reserved Matters application(s) shall be accompanied by a site related employment and skills plans to support local employment and skills in the construction industry.

Reason: To ensure a commensurate growth in the area's employment through investment in job skills, in accordance with JLP policy DEV19.

8. The Employment land and employment floorspace hereby approved shall be use class B1 (Light Industry) only and used for no other use or use class notwithstanding those permissible under the General Permitted Development Order (as amended).

Reason: In the interests of economic vitality of the area and neighbouring residential amenity

9. Prior to submission of the first reserved matters application, a Tree and veteran tree Constraints Plan to accord with NPPF paragraph 175c and the most recent Natural England and Forestry Commission Standing Advice, shall be submitted to and approved in writing by the Local Planning Authority and the development layout shall adhere to this plan as approved.

Reason: In the interests of tree, habitat and biodiversity protection.

10. Prior to the commencement of the development hereby approved (including demolition and all preparatory work other than works to mark out the site access points), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) in accordance with BS: 3998:2010 shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Details of construction within the RPA or that may impact on the retained trees.
- c) a full specification for the installation of boundary treatment works.
- d) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- f) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- g) a specification for scaffolding and ground protection within tree protection zones.
- h) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.

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i) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires

j) Methodology and detailed assessment of root pruning

k) Arboricultural supervision and inspection by a suitably qualified tree specialist

l) Reporting of inspection and supervision

m) Methods to improve the rooting environment for retained and proposed trees and landscaping

n) Veteran and ancient tree protection and future management methodology fully in accordance with Natural England and Forestry Commission Standing Advice.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with the Plymouth and South West Devon JLP, Natural England and Forestry Commission Standing Advice in respect of the veteran trees and pursuant to section 197 of the Town and Country Planning Act 1990

11. No development shall take place (other than works to mark out the site access points) until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason : To ensure, in accordance with Policy DEV21 and DEV22 in the Plymouth and South West Devon Joint Local Plan 2014 - 2034 and the National Planning Policy Framework that an appropriate record is made of archaeological evidence that may be affected by the development

12. Not later than the submission of the first reserved matters, a survey of the surviving mine remains on the site shall be undertaken in order to define the extent of the features on site. The results of this shall inform a positive plan for their preservation, protection and interpretation during and post construction which shall be submitted to the LPA not later than the submission of the first reserved matters and once approved the development shall be carried out in full accordance with this plan.

Reason: To ensure, in accordance with Policy DEV21 and DEV22 in the Plymouth and South West Devon Joint Local Plan 2014 - 2034 and the National Planning Policy Framework that heritage remains associated with mining and the adjacent Mining World Heritage Site are recorded and protected, and that an appropriate record is made of archaeological evidence that may be affected by the development

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13. Not later than the submission of the first reserved matters, an Acoustic design statement accordance with the IOA guidance shall to be submitted to and approved in writing by the Local Planning Authority and the development carried out in accordance with these approved details.

Reason: In the interests of residential amenity

14. Development shall not commence (other than works to mark out the site access points) until an assessment of the risks posed by any ground gases or vapours has been submitted in writing to and approved in writing by the local planning authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.

a) Submission of remediation scheme

Where the approved risk assessment (required at 14 above) identifies ground gases or vapours posing unacceptable risks, no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted in writing to and approved in writing by the local planning authority.

b) Implementation of approved remediation scheme

Unless otherwise agreed in writing with the LPA, the approved scheme (required by (a) above) shall be implemented and a verification report submitted in writing to, and approved in writing by, the local planning authority, before the development (or relevant phase of the development) is first occupied or brought into use.

Reason: The site is located in an area with the potential to be affected by ground gases and vapours and therefore compliance with policy DEV2 of the JLP should be ensured.

15. Prior to commencement of development (other than works to mark out the site access points) the applicant shall submit for approval, full details of proposed electric vehicle charging points to be provided, these details shall include the location, number and power rating of the charging points. This shall accord with good practice guidance on mitigating air quality impacts from developments produced by the Institute of Air Quality Management.

This agreed scheme shall be implemented as agreed and available for use prior to first occupation of any building approved by this permission, and retained as such.

16. The Reserved Matters application (s) shall be in compliance with range and mix of housing unit requirements, including accessibility of units, as set out in DEV9 of the Joint Local Plan

Reason: to ensure that the development meets the housing needs of the area

17. Prior to the commencement of development, (other than works to mark out the site access points) the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

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1. A preliminary risk assessment/desk study identifying:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these agreed elements require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: The submitted contamination assessment, has identified additional works that are required to assess ground gas and other sources of contamination. The condition covers the full range of measures that may be needed depending on the level of risk at the site. If the LPA is satisfied with the information submitted with the application they can decide to delete any of elements 1 to 4 no longer required. The LPA may still decide to use the whole condition as this would allow them to declare the information no longer satisfactory and require more or better quality information if any problems are encountered in future.

18. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met. It shall also include, where relevant, a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the local planning authority.

Reason: Without this condition, the proposed development on the site may pose an unacceptable risk to the environment. This is listed as a separate condition as it gives the LPA the option to choose a later control point: i.e. prior to occupation, rather than commencement of the development for the main phase of the remedial works.

19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an [amended] investigation and risk

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assessment and, where necessary, an [amended] remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

20. No later than the submission of the first reserved matters application, details of a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the details as approved.

Reason: In the interests of sustainability, the better functioning of the highway network and green travel.

21. Prior to commencement of development (other than works to mark out the site access points) the following components of a scheme to deal with the environmental impacts of the construction phase of the development shall be submitted and approved by the local planning authority in writing. That scheme shall include details of noise impacts and controls, hours of operation, and dust impact assessment and proposed control in accordance with the Institute of Air Quality Management guidance for dust assessment from construction sites.

Reason: In the interests of the protection of the environment and residential amenity

22. Prior to the commencement of each phase, details of how fibre optic broadband connections to at least "superfast" (greater than 24Mg Bps) shall be facilitated to ensure that all Internet Service Providers (ISPs) are able to deliver their services to all premises within the phase and overall development area shall have been provided to and approved in writing by the Local Planning Authority. Such infrastructure as identified within these approved details shall be provided in phase with the development prior to occupation of each unit.

Reason: To support sustainable living and working patterns and ensure inclusiveness.

23. The following details shall be submitted at the same time as the layout under the reserved matters for each phase of the development hereby approved:

(i) location, species and spread of all trees, shrubs, hedges, hard landscaping, boundary treatments existing on the site, distinguishing those proposed to be removed and those to be retained;

(ii) a landscaping scheme showing ground moulding, screen banks, hedgebanks, trees, shrubs, and hedges, including proposals for protection and maintenance of the landscaping. The scheme submitted shall be fully implemented

(a) in the planting season following the substantial completion of the development

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(b) in tandem with each phase of the development as set out under condition above, and must be implemented not later than the planting season following the completion of each phase and the plants shall be protected, maintained and replaced as necessary to the reasonable satisfaction of the Local Planning Authority for a minimum period of five years following the date of the completion of the planting.

Reason: To protect and enhance the visual amenities of the site and locality.

24. The development hereby approved shall not be carried out otherwise than in accordance with a phasing programme, including construction vehicle access, which shall previously have been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure the proper and safe development of the site.

25. No other part of the development hereby approved shall be commenced until:

A) The access road and associated right turning lanes (including any temporary construction access road) has been laid out, kerbed, drained and constructed up to base course level for the first 30 metres back from its junction with the public highway

B) The ironwork has been set to base course level and the visibility splays required by this permission laid out

C) The footway on the public highway frontage required by this permission has been constructed up to base course level

D) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority

Reason: To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents

26. The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority:

A) The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed;

B) The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level;

C) The cul-de-sac visibility splays have been laid out to their final level;

D) The street lighting for and cul-de-sac and footpaths has been erected and is operational;

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E) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed;

F) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined;

G) The street nameplates for the cul-de-sac have been provided and erected.

Reason: To ensure that adequate access and associated facilities are available for the traffic attracted to the site

27. When once constructed and provided in accordance with condition 26 above, the carriageway, vehicle turning head, footways and footpaths shall be maintained free of obstruction to the free movement of vehicular traffic and pedestrians and the streetlighting and nameplates maintained to the satisfaction of the Local Planning Authority

Reason: To ensure that these highway provisions remain available

28. No development shall commence (other than works to mark out the site access points) until a Method of Construction Statement, to include details of:

(a) parking for vehicles of site personnel, operatives and visitors

(b) loading and unloading of plant and materials

(c) storage of plant and materials

(d) programme of works (including measures for traffic management)

(e) provision of boundary hoarding behind any visibility zones

(f) full details of any temporary site access for construction purposes has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: In the interest of highway safety and amenity

29. The Reserved Matters application(s) (for each phase as appropriate) shall include the submission of a Construction and Environmental Management Plan (containing impact avoidance and mitigation measures for protected habitat and species).

Reason: in the interests of biodiversity, habitat and environmental protection

30. The Reserved Matters application(s) (for each phase as appropriate) shall include the submission of a Landscape and Environmental Management Plan (detailing ongoing management and maintenance of new/retained habitats and wildlife features, including clear plans detailing ownership of hedgerow features and including tree and hedge management plan).

Reason: in the interests of biodiversity, habitat and environmental protection

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31. The Reserved Matters application(s) shall include the submission of a Landscape and Ecological Mitigation and Enhancement Strategy. (The LEMES should demonstrate net gain in biodiversity, include sensitive lighting details including details of proposed street lighting, and develop the recommendations of the Ecological Appraisal)

Reason: in the interests of biodiversity, habitat and environmental protection

32. No part of the development hereby permitted (other than works to mark out the site access points) shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The application for the detailed drainage should be submitted and agreed at the same time that the reserved matters for layout are submitted and agreed. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems, and those set out in the Flood Risk Assessment (Ref. Land Off Plymouth Road, Tavistock; Rev. 3; dated 2nd July 2019). No part of the development shall be occupied until the surface water management scheme serving that part of the development has been provided in accordance with the approved details and the drainage infrastructure shall be retained and maintained for the lifetime of the development.

Reason: To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems.

33. At the reserved matters stage, details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the proposed surface water drainage management system shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority.

Reason: To ensure that the surface water runoff generated from rainfall events in excess of the design standard of the proposed surface water drainage management system is safely managed.

34. No part of the development hereby permitted (other than works to mark out the site access points) shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority.

Reason: To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development. Reason for being a pre-commencement condition: These details need to be submitted prior to commencement of any works to ensure that suitable plans are in place for the maintenance of the permanent surface water drainage management plan, for the reason above.

35. No part of the development hereby permitted (other than works to mark out the site access points) shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority,

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in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.

Reason: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area. Reason for being a pre-commencement condition: A plan needs to be demonstrated prior to the commencement of any works to ensure that surface water can be managed suitably without increasing flood risk downstream, negatively affecting water quality downstream or negatively impacting on surrounding areas and infrastructure.

36. The Reserved Matters application(s) shall include the submission of full details of the public open space (including play equipment, allotments and their management and 'enhanced wooded areas') in respect of any phase at RM stage.

Reason: in the interests of health and wellbeing and the sustainability of the development

37. No development other than works to mark out the site access points shall commence until all those with a legal interest in the land, which benefits from the permission, have entered into a s106 agreement to bind the land substantially in the form appended to this permission.

Reason: The obligations contained within the Section 106 are necessary to ensure that the development is compliant with Development Plan policy.

INFORMATIVES

1. This authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with Article 35(2) of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended) in determining this application, the Local Planning Authority has endeavoured to work proactively and positively with the applicant, in line with National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed.

2. The responsibility for ensuring compliance with the terms of the approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details can render the development unauthorised and vulnerable to enforcement action.

3. You are advised that there is a public footpath crossing this site for which you may require separate permission for stopping up or diversion.

4. This permission is to be read in conjunction with the Section 106 Obligation between West Devon Borough Council, Devon County Council, Marion Ruth Foale, Edward Lewis Foale Mark Edward Rowan Foale, John Harold Davies, Anne Frances Davies and Linden Ltd.

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS

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