

AGENDA
ITEM
4a

Dartmoor National Park Authority



Grant of Conditional Planning Permission

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

In correspondence please quote Application No: 0100/19

To Mr E Persse, EJFP Planning Ltd
of 49 Bannawell Street, Tavistock PL19 0DP
Agent for RP&S Heywood Haulage Ltd
of Orchard barn, Tuell Down, Tavistock

The Dartmoor National Park Authority hereby grants permission to carry out the development described in the application dated 31 January 2019, together with the unnumbered site plan, block plan and elevation/floor plan drawings valid 4 March 2019, and drawing numbered 19016 200A received 28 June 2019 attached thereto, brief particulars of which are as follows:

Erection of light industrial building, Plot 9, Pitts Cleave Quarry, Tavistock.

Subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the unnumbered site plan, block plan and elevation/floor plan drawings valid 4 March 2019, and drawing numbered 19016 200A received 28 June 2019.
3. Prior to the commencement of the development hereby permitted, the surface water attenuation works shall be completed strictly in accordance with the approved details and maintained for those purposes thereafter in accordance with the drainage statement dated June 2019 (Report Reference 19016 received 28 June 2019) and associated drainage strategy plan (drawing number 19016 200A received 28 June 2019).
4. The development hereby approved shall be constructed and managed in accordance with the Flood Risk Assessment numbered 013.2019 and in particular the Flood Resilience Measures, EA Flood Warning System and Evacuation Procedure.
5. All new stonework shall be laid and pointed using traditional techniques and materials so as to match the stonework on the adjacent buildings.
6. Notwithstanding the drawings hereby approved, prior to its attachment to the building, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
7. The premises shall be used for Class B1 use only and for no other purpose (including any other purpose in Class B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason(s):

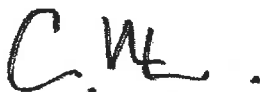
1. To comply with Section 91 of the Town & Country Planning Act 1990 (as amended).
2. In the interests of clarity and to ensure the development is carried out as approved.
3. To prevent the risk of flooding being increased or place the development at risk of flooding in accordance with policy COR9 of the Dartmoor National Park Development Plan.
4. To minimise the damage to the building and risk to users of the building from and during times of flood, in accordance with policies COR8 and COR9 of the Development Plan.
5. To ensure that new stonework does not detract from the character and appearance of the building, in accordance with policies COR1, DMD3 and DMD7 of the Development Plan.
6. To enable the Local Planning Authority to consider the details of the materials to be used and ensure their suitability, to protect the character and appearance of this part of the Dartmoor National Park, in accordance with policies COR1, DMD1a, DMD3 and DMD7 of the Dartmoor National Park Development Plan.
7. To protect the character and appearance of this area of the Dartmoor National Park and residential amenity, in accordance with policies COR1, COR4, DMD3 and DMD4 the Dartmoor National Park Authority Development Plan

Working proactively with the applicant

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including appropriate surface water management, so as to deliver sustainable development.

This decision is not a decision under the Building Regulations or any legislation other than that referred to above.

Dated this 3rd day of July 2019



Christopher Hart

Head of Development Management

NOTE: Failure to adhere to the details of the approved plans or to comply with any conditions constitutes a contravention of the Town and Country Planning Act 1990, in respect of which enforcement action may be taken.