

APPLICATION NO: 9110/2006/TAV

WEST DEVON BOROUGH COUNCIL

**TOWN AND COUNTRY PLANNING ACT, 1990 AS AMENDED BY THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURES ORDER) 1995
GRANT OF OUTLINE PLANNING PERMISSION**

**Agent: Mike Hooper Architects
35 Brook Street
Tavistock
Devon
PL19 OHE**

**Applicant: J McLaughlin
Windrush
Hayedown
Brentor
Tavistock
Devon
PL19 0NN**

The WEST DEVON BOROUGH COUNCIL hereby grant permission to carry out the development described in the application received on 16th June 2006 and the plans and drawings stamped approved and enclosed herewith.

Brief particulars of which are as follows:-

Change of use to Heavy Industrial & Offices
at Land adjacent to Windrush Haye Down Tavistock Devon PL19 0NN
in the parish of Milton Abbot

Subject to the following conditions:-

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.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990.

1.1 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 five 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.

2. Except in accordance with the provisions of a landscaping scheme no tree, shrub, hedge, shall be felled, removed or otherwise damaged or destroyed unless four weeks prior notice in writing is given to the Local Planning Authority.

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

3. The following details shall be submitted at the same time as the layout required by condition 4 below:

- (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

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

4. 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 Authority. These detailed drawings shall show the following:-

- (a) the design and external appearance of the proposed buildings
- (b) their siting;
- (c) existing and proposed site levels together with proposed 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 parking 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.

Reason: To ensure that adequate information is available for the proper consideration of the detailed proposals.

5. The premises shall not be open to the public outside the hours of 07.30 to 18.00 weekdays and Saturdays inclusive. There shall be no Sunday (working) (trading)

Reason: To safeguard the amenities of adjoining residential properties.

6. The proposed SITE A shall be used for B1 and for no other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Amendment Order 2005.

AREA B shall be used for B1/B2/B8. of the Schedule to the Town and Country Planning (Use Classes) Amendment Order 2005.

Reason: So that the Local Planning Authority can retain control over the use in the interests of amenity properties from possible effects of dust/smell/effluvia.

7. In determining this application the following planning policies have been taken into consideration.

Structure Plan 2001 - 2016 Policies: ST20, TR10, C01
Local Plan Policies: ED13, ED15, T9

Authorised by:  Borough Planning Officer

Signature:

Date: 7th September 2006

This decision is not a decision under Building Regulations

Note to Applicant...

Any amendments proposed to the approved plans should be submitted for consideration under this approval number and where relevant for Building Regulations approval and/or Listed