

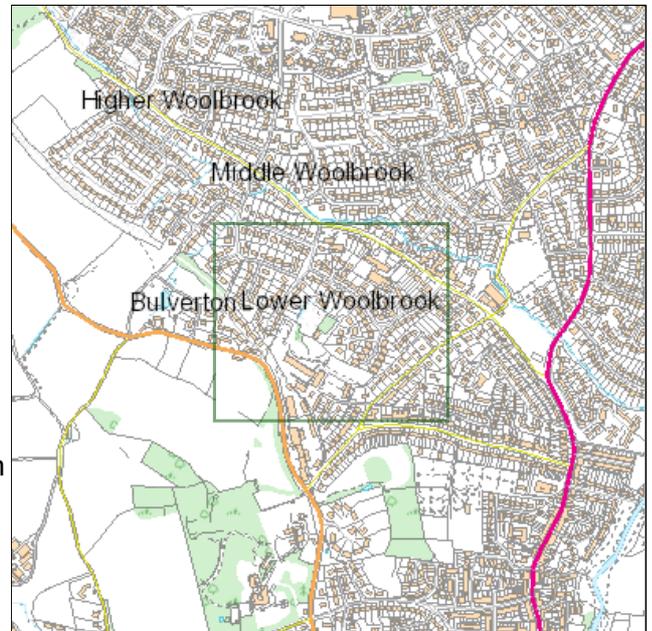
Ward Sidmouth Sidford

Reference 20/1746/FUL

Applicant Mr Mark Laurenti

Location Woolbrook Reservoir Balfours Sidmouth EX10 9EF

Proposal Excavation of an earth bank to facilitate enlargement of the existing parking area to form three additional parking spaces and construction of a retaining wall.



RECOMMENDATION: Approval with conditions



		Committee Date: 7th January 2021
Sidmouth Sidford (Sidmouth)	20/1746/FUL	Target Date: 09.10.2020
Applicant:	Mr Mark Laurenti	
Location:	Woolbrook Reservoir Balfours	
Proposal:	Excavation of an earth bank to facilitate enlargement of the existing parking area to form three additional parking spaces and construction of a retaining wall.	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

The application is before members as the application is a departure from the Development Plan. In this instance the application proposes development that is not in accordance with Policy EN1 (Land of Local Amenity Importance) of the Local Plan.

The application proposes the extension of an area of hardstanding parking to provide further parking. To facilitate the development, part of the north eastern face of an existing verge would need to be removed and a small retaining feature installed. The surface finish of the extended parking is to be brick herringbone to match the existing parking area at the house entrance.

The application is opposed by the Town Council and Local Ward Member who state the development is not in accordance with the Sid-Valley Neighbourhood Plan and Sid Valley Place Analysis. In particular concerns have been raised that the development is contrary to Policies 6 (Infill Development and Trees) and 9 (Residential Development) of the Neighbourhood Plan.

The removal of various trees, including a group of alder trees located at where the new parking area is to be constructed, has already been approved under a separate tree application considered by the Town Council and Tree Officers. The justification for those works have been considered and granted in the interest of the site's long term management. The Local Authority has also been informed that this group of Alder trees located at the application site have already been removed by the applicant. Refusing the application on the basis that the development would lead to an unacceptable loss of tree cover would therefore be unreasonable.

Furthermore, the development is of a scale highly unlikely to give rise to unacceptable impacts upon adjoining properties amenity. As such the application is not considered contrary to Policy 6 of the Neighbourhood Plan.

Third party comments have also highlighted the importance of preserving the sites wooded character and contribution within the wider townscape. The area of hardstanding is approximately 85m² in size and would, to a degree, erode the verdant character of this particular part of the site. However, this partial loss relates to a relatively small area of the site and would only be evident from short distanced views from the south eastern end of the private track that serves Bellevue, The Water House and the Reservoir. The wider visual harm is low, if any, and is not considered that a refusal of planning permission could be justified on the grounds of visual impact.

Whilst the application is considered a departure from the Development Plan due to inability for householder development to meet Policy EN1, the proposed development does not give rise to any wider harm and as such cannot be reasonably opposed. It is therefore recommended that the application is approved subject to conditions listed below.

CONSULTATIONS

Local Consultations

Technical Consultations

Parish/Town Council

NOT SUPPORT

Members were unable to support for the reasons given below and wish to draw attention to the statements below drawn from Pages 33 & 34 of the Sid Valley Place Analysis.

- o Character; Views to the South over the town mainly suburban streets and culs de sac distinctive buildings acting as landmarks
- o Connectivity; Mainly connecting streets and culs de sacs Links east towards the Byes Walking connections to Core Hill
- o Street Pattern: Green connecting streets older rural green lanes embedded into the street layout. Green interfaces to Woolbrook Road, Bulverton Road and Sidford Road
- o Landscape; Partly in the AONB and on the AONB Boundary long views of valley side to West Views of Core Hill to the North.

Also, detailed in the Sid Valley Neighbourhood Plan:

Policy 6 Infill development and Trees. Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped.

Policy 9 Residential Development. The proposed development at the Reservoir must be compatible with the characteristics of the character area as described in the Place Analysis which the members do not think.

Additionally, there were 2 garages that have been changed to storage and a gym back in February 2020, the Council were led to believe the car parking was not needed.

Note: Woolbrook Reservoir was an important area, included in the Local Plan as Land of Local Amenity Importance. Members would like to see a comprehensive plan for the area rather than respond to piecemeal applications.

Further comments:

NOT SUPPORT

Members are still unable to support for the reasons given below and wish to draw attention to the statements below drawn from Pages 33 & 34 of the Sid Valley Place Analysis.

- o Character; Views to the South over the town mainly suburban streets and culs de sac distinctive buildings acting as landmarks
- o Connectivity; Mainly connecting streets and culs de sacs Links east towards the Byses Walking connections to Core Hill
- o Street Pattern: Green connecting streets older rural green lanes embedded into the street layout. Green interfaces to Woolbrook Road, Bulverton Road and Sidford Road
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Also, detailed in the Sid Valley Neighbourhood Plan:

Policy 6 Infill development and Trees. Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped. A number of the trees are subject to TPO'S.

Policy 9 Residential Development. The proposed development at the Reservoir must be compatible with the characteristics of the character area as described in the Place Analysis which the members do not think.

o Additionally, there were 2 garages that have been changed to storage and a gym back in February 2020, the Council were led to believe the car parking was not needed.

o Members also feel that there is plenty of parking in the area so the additional parking could not be justified.

o Members would like to see manageable and sustainable replanting in the area.

Note: Woolbrook Reservoir was an important area, included in the Local Plan as Land of Local Amenity Importance. Members would like to see a comprehensive plan for the area rather than respond to piecemeal applications.

Further comments:

NOT SUPPORT

Members are unable to support this application even with the removal of the car port for the reasons given below and wish to draw attention to the statements below taken from Pages 33 & 34 of the Sid Valley Place Analysis.

' Character; Views to the South over the town mainly suburban streets and culs de sac distinctive buildings acting as landmarks

' Connectivity; Mainly connecting streets and culs de sacs Links east towards the Byes Walking connections to Core Hill

' Street Pattern: Green connecting streets older rural green lanes embedded into the street layout. Green interfaces to Woolbrook Road, Bulverton Road and Sidford Road

' Landscape; Partly in the AONB and on the AONB Boundary long views of valley side to West Views of Core Hill to the North.

Also, detailed in the Sid Valley Neighbourhood Plan:

' Policy 6 Infill development and Trees. Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped. A number of the trees are subject to TPO'S.

' Policy 9 Residential Development. The proposed development at the Reservoir must be compatible with the characteristics of the character area as described in the Place Analysis which the members do not think.

' Additionally, there were 2 garages that have been changed to storage and a gym back in February 2020, the Council were led to believe the car parking was not needed.

' Members also feel that there is plenty of parking in the area so the additional parking could not be justified.

' Members would like to see manageable and sustainable replanting in the area.

Note: Woolbrook Reservoir was an important area, included in the Local Plan as Land of Local Amenity Importance. Members would like to see a comprehensive plan for the area rather than respond to piecemeal applications.

Sidmouth Sidford - Cllr Marianne Rixson

I agree with the comments made by Sidmouth Town Council.

Members were unable to support for the reasons given below and wish to draw attention to the statements below drawn from Pages 33 & 34 of the Sid Valley Place Analysis.

o Character; Views to the South over the town mainly suburban streets and culs de sac distinctive buildings acting as landmarks

o Connectivity; Mainly connecting streets and culs de sacs Links east towards the Byes Walking connections to Core Hill

o Street Pattern: Green connecting streets older rural green lanes embedded into the street layout. Green interfaces to Woolbrook Road, Bulverton Road and Sidford Road

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Also, detailed in the Sid Valley Neighbourhood Plan:

Policy 6 Infill development and Trees. Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any

existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped.

Policy 9 Residential Development. The proposed development at the Reservoir must be compatible with the characteristics of the character area as described in the Place Analysis which the members do not think.

Additionally, there were 2 garages that have been changed to storage and a gym back in February 2020, the Council were led to believe the car parking was not needed.

Note: Woolbrook Reservoir was an important area, included in the Local Plan as Land of Local Amenity Importance. Members would like to see a comprehensive plan for the area rather than respond to piecemeal applications.

Further comment:

I am disappointed that this application has been recommended for approval.

If this is approved, I would hope that:

- any hardstanding for parking could be block paving or grasscrete to reduce the potential for flooding.
- bearing in mind the number of trees that have been felled already on this elevated site, that any replacement trees would have TPOs.

EDDC Trees

I have no objection on Arboricultural grounds to this proposal with the following condition -

Prior to commencement of any works on site (including demolition), Tree Protection measures shall be carried out as detailed within the Arboricultural Report and method statement submitted by Advanced Arboriculture and shall adhere to the principles embodied in BS 5837:2012 and shall remain in place until all works are completed, no changes to be made without first gaining consent in writing from the Local Authority

In any event, the following restrictions shall be strictly observed:

- (a) No burning shall take place in a position where flames could extend to within 5m of any part of any tree to be retained.
- (b) No trenches for services or foul/surface water drainage shall be dug within the crown spreads of any retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority. All such installations shall be in accordance with the advice given in Volume 4: National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) 2007.
- (c) No changes in ground levels or excavations shall take place within the crown spreads of retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority.
- (d) No trees, shrubs or hedges within the site which are shown as being planted or retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent,

or which die or become severely damaged or seriously diseased within five years from the occupation of any building, or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

(Reason - To ensure retention and protection of trees on the site prior to and during construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted New East Devon Local Plan 2013-2031).

Other Representations

16 Objection comments have been received with concerns over the following:

- Flooding from surface water run-off from the development.
- Impact on the ecological value of the site.
- Noise and traffic caused by the development.
- Lack of need for the development.
- Loss of tree cover within the site cover by a Tree Preservation Order.
- Intentions to use the site within a commercial capacity.
- Excessive number of parking spaces.
- Impact upon residential amenity.
- Increase in traffic on local highway network.
- Negative impact upon Land of Local Amenity Importance.
- Does not accord with the Sid Valley Neighbourhood Plan

Planning History

20/0339/FUL - Alterations to existing entrance elevation as follows:

Removal of the existing timber garage doors and replacement with continuous glazing set in powdercoated aluminium frames; replacement of the existing timber entrance door with a new timber door incorporating glazing; timber cladding added to the existing masonry pier adjacent and to the LHS of the entrance door; formation of a flat roofed porch over the entrance; the addition of stone faced cladding over the existing facade; existing entrance ramp to front door widened to improve access. APPROVED

20/0615/FUL - Demolition of existing manhole, removal of bank and construction of 2 no. timber holiday lodges, 1 no. timber hobby room, car port, enlargement of the existing parking area and associated landscaping. REFUSED

20/1803/TRE - Fell and replace a total of 15 number trees as identified within the arboricultural report. The works are part of the arboricultural management of the site. APPROVED

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-up Area Boundaries)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

Strategy 48 (Local Distinctiveness in the Built Environment)
D1 (Design and Local Distinctiveness)
D3 (Trees and Development Sites)
EN1 (Land of Local Amenity Importance)
TC2 (Accessibility of New Development)
TC9 (Parking Provision in New Development)

Sid Valley Neighbourhood Plan (Made)

Policy 1 (Sid Valley Development Principles)
Policy 6 (Infill Development, Extensions and Trees)
Policy 7 (Local Distinctiveness)

Site Location and Description

The application site relates to a small area of woodland located on a hilltop within Lower Woolbrook. Whilst the lower parts of the hill are characterised by residential properties, the elevated woodland, protected by a Tree Preservation Order (TPO), serves as a distinct landmark within the wider landscape. The site itself is characterised by a mix of trees including a proportion of Scotts Pine, Alder, Sycamore and Ash. The site is designated within the East Devon Local Plan as Land of Local Amenity Importance.

The site is accessed off Balfours through a driveway that also serves the residential properties of the Water House and Belleveu House. The old reservoir tank itself has been converted to a dwelling after approval of planning application 06/0522/FUL. The property is therefore concealed, largely reading as a grass mound. A private track circles the reservoir.

Proposed Development

The application proposes the extension of the existing parking area. To facilitate the construction of the area of hardstanding, part of the north eastern face of the existing mound would need to be removed. The surface finish of the extended parking is to be brick herringbone to match the existing parking area at the house entrance.

Application 20/1803/TRE was approved, on 19/10/2020, for 15 trees to be removed and replaced as part of the ongoing management of the site. The details of the tree application have also been included within this planning application. Most notably, a group of 8 Alder trees, where the development relates, have been approved to be removed a part of the ongoing management of the site.

Assessment

Issues with the application concern the impact of the development upon the site as designated Land of Local Amenity Importance and the wider visual impact of the proposals.

The application has received numerous objections from third parties. Whilst the comments received have raised concerns over various issues, it is only those

considered material planning issues that shall be discussed within the main body of this report.

Land of Local Amenity Importance

There are various pieces of land throughout the district identified for protection defined as Land of Local Amenity Importance, although this site is unique in being in residential use. It is considered that open spaces within urban areas are important to the character and identity of the area they are located in. The East Devon Local Plan designates such areas of intrinsically high value and environmental quality because of their form, tree cover and are of such particular quality and value to the character of the settlement and to the local community that they should be recognised, conserved and enhanced.

Comments from third parties, the Town Council and a Local Ward Member have raised concerns with the subsequent impact of the development upon the significance of the site. The value of the reservoir is as a result of its contribution to the landscape setting of the town and the open verdant character within the site itself. The value of which is not disputed and has underpinned past refusals at the reservoir, most notably applications 20/0615/FUL and 15/1278/OUT. In these particular cases development was considered to erode the open character of the area, have wider visual impacts and fail to meet an identified community need as specifically required within the wording of the policy.

However, in this case, the application proposes fairly minor development that is ancillary to the existing residential use of the property at the site. Whilst, Policy EN1 sets a high threshold for development to meet, home owners should be able to make improvements at their place of living if the development does not cause any wider material harm. It is highly unlikely that any householder development would meet the requirement of EN1 to meet a community need. The policy being written to relate to the amenity areas in public use, or at least not in private residential use. As such, requiring the application to meet an identified community need for the construction of an extended parking area is deemed unreasonable given the private residential use of the site.

Despite this, EN1 does propose that two further tests are met. The policy also requires that the development cannot be accommodated elsewhere and that would either complement or not undermine the open character of the area.

The development relates to the existing property known as Woolbrook Reservoir. As such it is not thought the parking area could be reasonably provided elsewhere. However it is acknowledged that the proposed hardstanding would have a degree of impact on the open character of the site from very close range views on approach to the site and from neighbouring properties. However this impact is limited to the north eastern area of the site. These impacts of which, due to limited to no public views of the area of hardstanding, are deemed less than substantial and not considered to undermine the overarching, open verdant character of the site that underpin its designation within the Local Plan.

Despite this, consideration still needs to be given to the wider visual impact of the development.

Wider Visual Impact

Woolbrook Reservoir is designated as Land of Local Amenity Importance, in part, as a result of the site's contribution to the landscape setting of the town.

The approval of 20/1803/TRE (Decision issued 19.10.2020) has consented the removal of various individuals from the site as part of the ongoing management of the site. The submitted Arboricultural report concludes that their removal is considered appropriate as part of the sustainable management of the site. The trees' removals will allow for the provision of a total of fifteen new trees this coming planting season (November 2020 through March 2021), thus ensuring the continuity of a mixed age class diversity, as well as further diversifying the species present across the site.

The site is visible from wider, long reaching views from within the town. The north eastern area of the reservoir, where the parking area is to be located, is visible from various public view points within Middle and Higher Woolbrook. Removal of the group of the of Alder trees (20/1803/TRE) in the north eastern corner of the site has the potential to open up views into the site, possibly resulting in the development being visible.

From conclusions drawn on site, the loss of the Alder trees would be visible from viewpoints along Manstone Lane, the Junction between Woolbrook Rise and Woolbrook Meadows. However, whilst the loss of tree cover at these points would be evident, the hardstanding, and any parked vehicles here, would largely be obscured by the presence of Bellvue House. Although it is acknowledged that there may be other public views where glimpses of parked cars may well be apparent, these would be very distant, hard to identify and not causing any harm. As such, particularly owing to the modest scale of the development and removal of the car port, concerns over the hardstanding appearing as intrusive or incongruous addition, within the wider townscape from these distant views, are not considered to justify refusal of permission.

Flooding and Surface Water Run off

Objections from third parties have expressed concerns over flooding and surface water run-off from the application site. The application is not required to produce a Flood Risk Assessment due to the site being located outside of Flood Zones 2 and 3. Additionally the Environment Agency flood mapping does not consider the site, or the immediate properties around it to be at risk from flooding from rivers, the sea, reservoirs or from surface water. The public highway of Woolbrook Park is at risk of some surface water flooding. Despite this, it is not considered that development of this scale would significantly impact upon the level of risk. The laid block paving should be porous.

Impact on Neighbouring Amenity

During the construction phase of the development, noise caused from the build are likely to be apparent from nearby residential properties. However this would be for a

short duration of time and not significant enough to warrant further details to manage these impacts.

The extended car parking area would not be overbearing or intrusive upon the neighbouring property of Bellvue House, despite the development being located along the north eastern boundary of the site.

Highways and Parking Provision

Third party comments have raised concerns over the amount of parking to be provided and lack of justification for the development. Approval of 20/0339/FUL has seen the previous garage spaces for internal parking converted into additional living accommodation. This application was approved on the basis of no visual or other harm arising from the mainly internal works. Externally the property now has a glazed frontage with a door immediately adjacent to the existing parking area. Currently the site can just about accommodate four cars, however it has been highlighted that this causes issues when manoeuvring vehicles in and out of the site.

The applicant now wants to avoid parking forward of the new entrance to the property whilst providing additional parking and providing an enlarged turning area. Upon site visit there were two cars parked forward of the property with another on the grassed area proposed to be removed. Whilst the existing area available to park appears fairly generous, the extent of the applicants ownership includes the hardstanding located immediately forward of Bellevue House which, assumedly, needs to be kept clear. It is suggested by the applicant, that in order to exit the site, vehicles must reverse down the lane and into the drive of the Water House in order to exit the private lane onto Balfours in a forward gear. The proposed area of hardstanding would, whilst providing three additional parking spaces, also provides an improved area of space available for vehicles to turn and exit the site in a forward gear.

Whilst the area of hardstanding required is deemed fairly significant, and may have been created by the applicant as a result of them converting the original garage, each application has to be considered on its merits. On the basis that there is no harm from the proposal that could justify refusal, and given that the level of parking proposed is considered commensurate with a 5/6 bed room property and would provide a larger area for cars to turn and exit the site, how this situation has come about is not highly relevant and could not be used to justify refusal of permission.

More importantly, there is no requirement for the applicant to justify the need for the spaces when no harm can be identified arising from the proposal.

Other matters

The application is opposed by the Town Council and Local Ward Member, who feel the development is not in accordance with the Sid-Valley Neighbourhood Plan and Sid Valley Place Analysis. The Sid-Valley place analysis places specific emphasis on the characteristics of areas worth of preservation. Pages 33 and 34 place significance on parts of the Woolbrook Area as a result of their recreation or aesthetic value.

The Town Council and Local Ward member also state that the development is contrary to Policies 6 (Infill Development and Trees) and 9 (Residential Development) of the Neighbourhood Plan. These two policies are worded as follows.

- *Policy 6 (Infill Development and Trees)*
'Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped.'
- *Policy 9(Residential Development)*
'Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped.'

As already indicated earlier within the report, the removal of the various trees has already been approved under a tree application considered by the Town Council. The justification for those works have been considered and granted in the interest of the site's long term management. The Local Authority has also been informed that the group of Alder trees located at the application site have already been removed. Refusing the application on the basis that the development would lead to an unacceptable level of tree cover would therefore be unreasonable.

Furthermore, the development is of a scale highly unlikely to give rise to unacceptable impacts upon adjoining properties amenity. As such the application is not considered contrary to Policy 6 of the Neighbourhood Plan.

The wording of Policy 9 appears to be more applicable to applications proposing residential schemes. Despite this, it is acknowledged that any development should be in accordance with the Place Analysis. Section 6.7 of the document summarises the character of Woolbrook as follows;

- Views to the south over the town
- Mainly suburban streets and cul de sacs
- Some distinctive building as landmarks

Third party comments have also highlighted the importance of preserving the sites wooded character and contribution within the wider townscape. The area of hardstanding is approximately 85m² in size and would, to a degree, erode the verdant character of the site. However, this partial loss relates to a relatively small area of the site and would only be evident from short distanced views from the south eastern end of the private track. The wider visual harm is low and is not considered harmful enough to warrant refusal of the application.

Whilst the application is considered a departure from the Development Plan due to conflict with Policy EN1, the proposed development does not give rise to wider harm and as such officers are of the opinion that the proposal cannot be reasonably opposed on any of these grounds.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 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 permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. Prior to commencement of any works on site (including demolition), Tree Protection measures shall be carried out as detailed within the Arboricultural Report and method statement submitted by Advanced Arboriculture and shall adhere to the principles embodied in BS 5837:2012 and shall remain in place until all works are completed, no changes to be made without first gaining consent in writing from the Local Authority
In any event, the following restrictions shall be strictly observed:
 - (a) No burning shall take place in a position where flames could extend to within 5m of any part of any tree to be retained.
 - (b) No trenches for services or foul/surface water drainage shall be dug within the crown spreads of any retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority. All such installations shall be in accordance with the advice given in Volume 4: National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) 2007.
 - (c) No changes in ground levels or excavations shall take place within the crown spreads of retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority.
 - (d) No trees, shrubs or hedges within the site which are shown as being planted or retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building, or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.
(Reason - To ensure retention and protection of trees on the site prior to and during construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted New East Devon Local Plan 2013-2031).

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

7966-LP	Location Plan	14.08.2020
7966-502	Site Plan Proposed (REV C)	10.11.2020
7966-701	Proposed Combined Plans (REV C)	10.11.2020
7966-550	Sections (REV C)	10.11.2020

List of Background Papers

Application file, consultations and policy documents referred to in the report.