

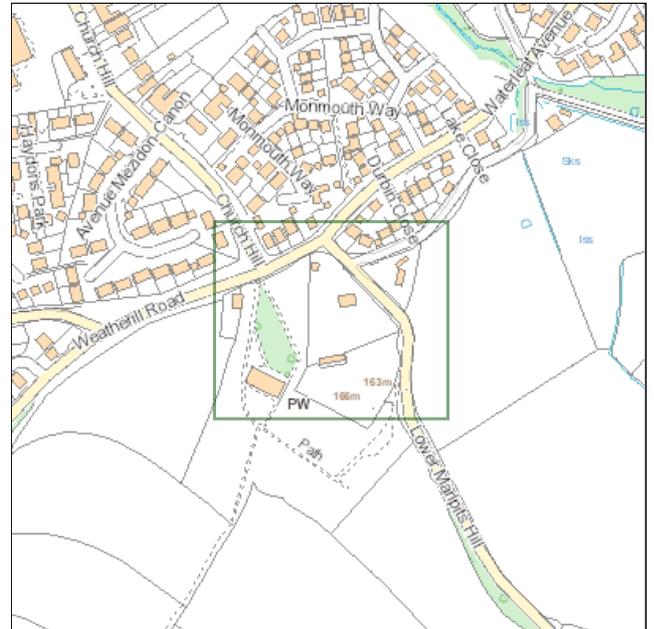
Ward Honiton St Michaels

Reference 20/2256/FUL

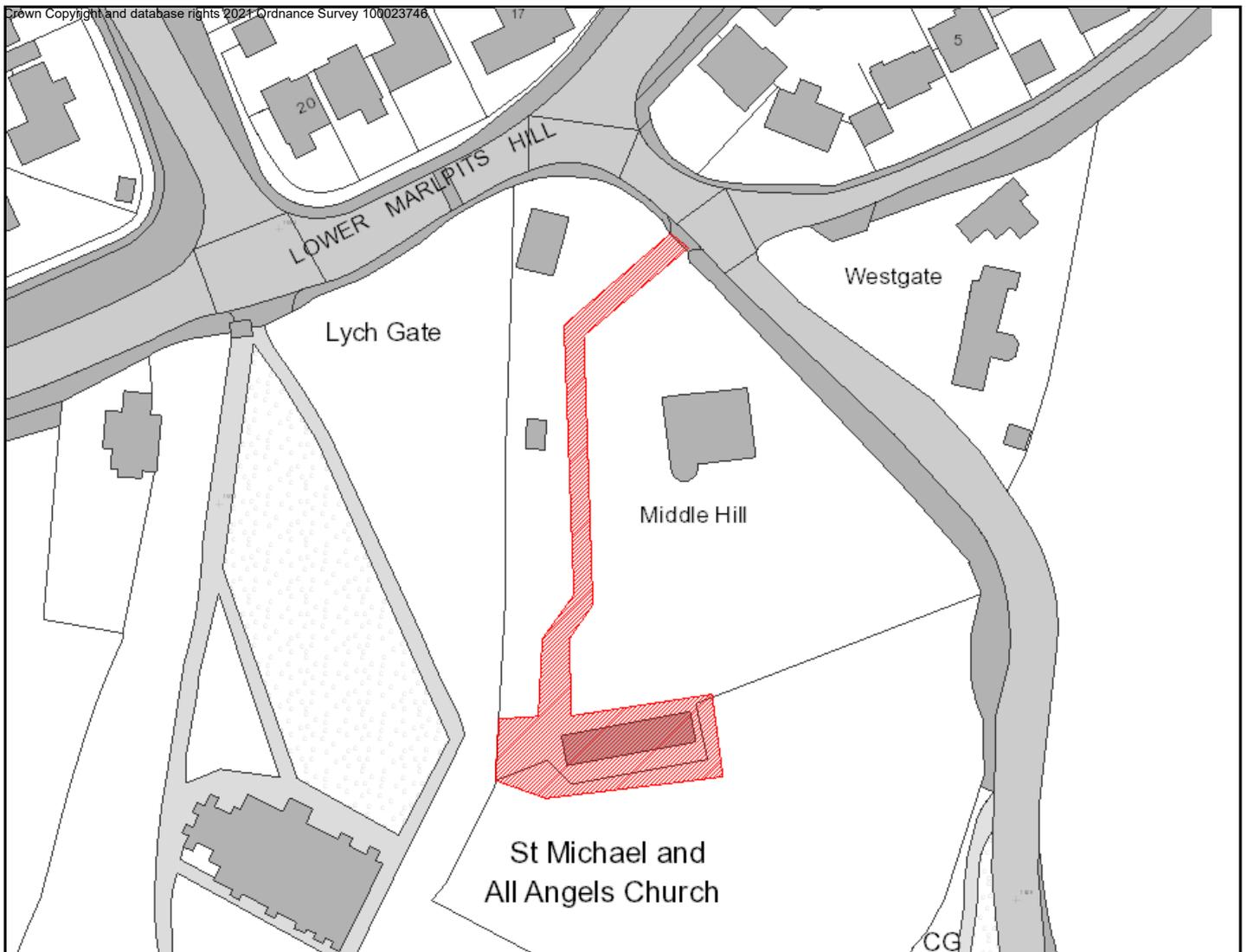
Applicant Richard Hooper

Location Middle Hill House Church Hill Honiton EX14 9TE

Proposal Proposed conversion of agricultural building to form residential dwelling and associated works



RECOMMENDATION: Approval with conditions



		Committee Date: 15th February 2020
Honiton St Michaels (Honiton)	20/2256/FUL	Target Date: 21.12.2020
Applicant:	Richard Hooper	
Location:	Middle Hill House Church Hill	
Proposal:	Proposed conversion of agricultural building to form residential dwelling and associated works	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

The application is before Members because the officer recommendation differs to that of one of the Ward Members.

The site is located to the south side of Honiton outside of the built-up area boundary and therefore Strategy 7 of the Local Plan applies. This policy seeks to strictly control development in the countryside unless explicitly supported by another policy of the Local, or where relevant, Neighbourhood Plan. In this instance Policy D8 of the Local Plan offers support for development involving the re-use of rural buildings for residential use at the edge of settlements, subject to compliance with a number of listed criteria.

The building to be converted is considered to be of limited merit but that does not mean it is unsuitable for conversion and there is no restriction on the type of building to which the policy can be applied. The proposal is considered to meet the requirements of the policy in terms of its suitability for conversion, design and use of materials. Whilst the building is located on a sensitive site within the designated Blackdown Hills Area of Outstanding Natural Beauty and adjacent to a grade II* listed church, the scale of the development, limited external works proposed and opportunity for improved landscaping around the building would enable its setting to be protected and avoid harm to the landscape or setting of the designated heritage asset.

The site would be served by an existing vehicular access serving Middle Hill and its converted garage (a separate dwelling), although visibility at the site access appears to be below standard, given the relatively low traffic speeds and volume it is not considered that refusal would be warranted on these grounds.

In terms of access to services ,and whilst outside the built-up area boundary of the town, the train station and town centre are within relatively easy

walking/cycling distance as are local bus stops. As such the site is considered to be sustainable in terms of its accessibility by a variety of modes of transport.

In all other respects the proposal is considered to be acceptable or can be made so through the imposition of conditions and the application is therefore recommended for approval.

CONSULTATIONS

Local Consultations

Honiton St Michaels - Cllr Mike Allen

Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, which in this instance comprises the East Devon Local Plan 2013-2031 (the "Local Plan").

Because the application site is located outside of Honiton's Built-up Area Boundary (BuAB), and within the East Devon AONB. The application site is, therefore, located within an area classified as countryside and can only be granted permission under exceptional circumstances which do not appear to have been met in this case.

Strategy 7 (Development in the Countryside) highlights that development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located.

Strategy 46 (Landscape Conservation and Enhancement and AONBs) explains that any development will need to be undertaken in a manner that is sympathetic to, and helps conserve and enhance the quality and local distinctiveness of, the natural and historic landscape character of East Devon, in particular in Areas of Outstanding Natural Beauty.

Policy D1 (Design and Local Distinctiveness) states that to ensure new development, including the refurbishment of existing buildings to include renewable energy, is of a high-quality design and locally distinctive.

Development in this location has been repeatedly refused on the grounds that it is a site in the Countryside and inside an AONB. I can see no reason that this application offers any merit to alter the Council's policy on protecting the AONB and the countryside Policy D8 (Re-use of Rural Buildings Outside of Settlements) permits proposals to re-use or convert buildings in the countryside but this proposal does not offer any exceptional grounds for the re-use of the existing structure as required by the policy Therefore I object to this proposed development.

Honiton St Michaels - Cllr Phil Twiss

I have given this application a great deal of thought, where the location immediately adjacent to the Honiton BUAB and is a few metres inside the East Devon AONB would usually give me cause for concern.

The building to which the application relates is now redundant to its former agricultural use and the plans provided would not adversely impact on either the landscape or its setting. In terms of sustainability I think a degree of common sense should apply where neighbouring properties immediately across a minor road i.e. a line on a map are in the BUAB and therefore viewed as sustainable, given the proximity of shops, local services, the railway station, bus services etc but this one isn't (whilst fully understanding there has to be a boundary somewhere).

The location of this application as the town has significantly expanded westwards is in reality arguably more sustainable than those developments currently being built in terms of shops, services etc and on balance taking all factors in to account I support approval of this application.

Parish/Town Council

Members OBJECT to the application for the following reasons:

- o The development was outside the built-up area boundary.
- o There is sufficient housing supply in and around Honiton and therefore there is no need for this development.
- o The site is within the Blackdowns Area of Outstanding Beauty. It was noted that the applicant had incorrectly stated that the site was in the East Devon AONB.
- o The site is in an unsustainable location being outside the BUAB and therefore does not comply with Strategy 7 of the East Devon Local Plan.
- o The development would have an adverse effect on the neighbouring listed building.

Note: Cllr Coombs confirmed that he would be providing a note in respect of Honiton and its place within Areas of Outstanding Natural Beauty.

(4 votes for, 1 against and 1 abstention)

EDDC Office note - The above mentioned note from Cllr Coombs can be found scanned under the documents tab.

Technical Consultations

Conservation

This application has been assessed against the setting of the grade II* church and its grade II listed curtilage structures i.e the boundary wall. The existing former poultry shed forms part of the setting of the church by virtue of its close location and siting within key views. The proposal seeks to convert this existing former poultry shed to a dwelling. There is no particular comment on the principle of conversion, however, the retention of the single storey agricultural design is supported. It retains its subservient characteristic within the setting. Care should be taken with regards to any external landscaping, additional out buildings and specifically boundary treatment to the West of the site. It should not have any impact on the curtilage boundary of the churchyard.

Historic England

Thank you for your letter of 5 November 2020 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Other Representations

None received.

PLANNING HISTORY

Reference	Description	Decision	Date
16/0145/FUL	Alterations and extensions to existing garage to form dwelling house; construction of 5 no. detached dwelling houses; construction of detached outbuilding to provide garaging and ancillary accommodation to existing house, and associated access and landscaping works	Pending Consideration	

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 3 (Sustainable Development)

Strategy 5 (Environment)

Strategy 7 (Development in the Countryside)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

D3 (Trees and Development Sites)

D8 (Re-use of Rural Buildings Outside of Settlements)

EN5 (Wildlife Habitats and Features)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment System)

EN9 (Development Affecting a Designated Heritage Asset)

Government Planning Documents

National Planning Practice Guidance

NPPF (National Planning Policy Framework 2019)

Site Location and Description

Middle Hill House is a detached two storey property set within a generous broadly triangular shaped plot. The property is accessed via a private entrance onto Lower Marl pits Hill in the northeast corner of the site.

To the south of the formal garden area is a small paddock that is accessed through the residential garden. In the north-western corner of this paddock is the outbuilding the subject of the application. The barn is single storey, recti-linear in plan form and timber clad under a cement fibre sheet roof. The building is constructed on a level platform cut into the natural slope of the land which falls from south to north.

To the west of the site and separated from it by mature tree/hedge planting lies the churchyard and church of St. Michael and All Angels (grade II* listed). Beyond the church to the west and to the east and south lie open countryside with residential development on the opposite side of Weatherhill Road to the north. The site falls within the Blackdown Hills Area of Outstanding Natural Beauty.

Background

The application site forms part of a larger site which includes all of the paddock and garden to the north and which is the subject of a long-standing and undetermined application, as set out above, under application 16/0145/FUL. That application does not appear to be being pursued and its withdrawal has been requested.

ANALYSIS

The application proposes the alteration and extension (a very small raising of the roof) of the outbuilding to facilitate the change of use to a single dwelling. The main issues in the determination of the application are considered to be:

- Principle of development
- The design, method of conversion and effect on the character and appearance of the area
- Accessibility of the site
- Ecological Impact

- Heritage Impact
- Access and Highway Safety
- Other considerations

Principle of development

The site lies to the south of and outside the designated built up area boundary for Honiton. The built-up area boundary line being to the south side of Lower Maarlpits Hill/Weatherhill Road, approximately 75m to the north of the application site. The site is therefore considered to fall within open countryside where development is strictly controlled, by Strategy 7 of the Local Plan, unless explicitly permitted by another policy of the Local (or where relevant) Neighbourhood Plan.

The whole of Honiton Parish has been designated as a Neighbourhood Area but to date no draft plan has been produced and there are therefore no policies, draft or otherwise, which might support the development. The Town council's website states that plans for a Neighbourhood Plan are temporarily on hold.

In terms of the Local Plan, Policy D8 (Re-use of Redundant Rural Buildings) offers support for such development, subject to a number of criteria. Policy D8 supports the principle of the conversion of existing buildings to residential use where they are located outside of, but close to a built-up area boundary. This is on the basis that such sites can benefit from their close access to a range of services and facilities whilst making good use of existing buildings.

The design, method of conversion and effect on the character and appearance of the area

Policy D8 of the Local Plan seeks to support proposals for the re-use of redundant rural buildings where a number of criteria are met. Those criteria are set out below followed by consideration of the proposal against them.

1. The new use is sympathetic to, and will enhance the rural setting and character of the building and surrounding area and is in a location which will not substantively add to the need to travel by car or lead to a dispersal of activity or uses on such a scale as to prejudice village vitality.
2. The building is structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction and any alterations protect or enhance the character of the building and its setting;
3. The form, bulk and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials;
4. The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures;
5. The proposal will not undermine the viability of an existing agricultural enterprise or require replacement buildings to fulfil a similar function.

In addition, where residential re-use is proposed it must also be established that a) the building is no longer required for agricultural or other diversification purposes; b) the conversion will enhance its setting, and; c) the development would be located so as to be close to a range of accessible services to meet the everyday needs of residents.

Each criteria will be considered in turn.

In the first regard whilst the proposed residential use of the building would represent a change it could be considered to be in character with the use of the adjoining dwellinghouse and other residential development in the vicinity of the site. The traffic associated with the proposed use is unlikely to be substantial and future residents would be able to use alternative modes of transport, including walking and cycling to reach a wide range of facilities.

In terms of the structural condition of the buildings, the application is accompanied by a structural appraisal report. The report describes the building as being “..of single story, single skin timber-frame with a trussed roof, supporting a corrugated asbestos o fibre cement roof.” In terms of condition and works required to facilitate a conversion to residential use the report refers to: ‘*some relatively minor strengthening*’ to roof trusses to support the new roof, and; ‘*the addition of several internal partition walls which will increase that lateral strength of the building*’. The building is constructed on a concreted raft foundation which it refers to as appearing to be in good order. The report concludes that, “*with a sympathetic approach this building would be suitable for conversion as intended without significant rebuilding of the primary structure.*’

With regards to the extent of alteration, reconstruction and extension proposed, this is limited to the replacement of the existing roof covering with the roof raising by a matter of a few centimetres. The supporting statement points out that this is only required due to the asbestos covering and that otherwise the existing roof covering could be retained.

Although this is not a traditional farm building of solid masonry construction, such as a stone barn, the application of Policy D8 is not restricted to such buildings. The submitted structural information identifies what is considered to amount to some limited alterations the extent which are considered to fall within the remit of those permissible. The proposed design looks to largely retain the simple and functional appearance of the building and in this way would protect its inherent character.

The application site is restricted to the building itself and a narrow strip of land surrounding it. It is not considered that the proposal would have any significant impact on the character and appearance of the area, or wider landscape, as other than the replacement roof covering and removal of the small lean-to there are no external changes proposed. In addition, the building is largely screened from Lower Marl pits Hill to the west by roadside hedge/tree planting. Although Honiton Footpath No. 9 passes close to the site, wrapping around the western, southern and south-eastern sides of the paddock in which the building sits, views from this a re again filtered by hedge and tree planting.

In relation to criteria 4 of Policy D8, the proposed use would generate a limited amount of traffic but occupiers are likely to rely on private transport for at least some of their

journeys. The submitted site plan indicates that 2 no. parking spaces are proposed to the west side of the building between it and the site's western boundary. Such provision would meet the requirements of policy TC9 of the Local Plan, which seeks a minimum of 2 no. spaces per 2 + bed properties, could be met.

Although the buildings were originally constructed for agricultural use they are no longer in such use and there appears to be agricultural activity taking place on the land. The land on which the building is sited can only be accessed through the residential curtilage to the north and as such the potential for continued agricultural use of the building is limited.

In terms of the additional criteria to be met for residential conversions a) is considered above.

In relation to enhancement of setting, other than the general tidying up of the site, the current appearance of which is not particularly harmful, there appears to be little scope for further enhancement to the 'setting' of the building. Equally, it is not considered that the development would result in any particular harm to the building's setting and subject to some additional landscaping to screen the parking/amenity area the setting could be protected.

Criteria c), relating to the accessibility of the site is considered separately below.

Accessibility of the site

Of the additional criteria of Policy D8 that applies to residential conversions, criteria c) requires development to be located close to a range of accessible services and facilities to meet the everyday needs of residents. What constitutes 'close' and indeed what a range of accessible services might be is not defined. However, clearly the thrust of the policy is similar to policy TC2 to ensure that development is well located so as to promote alternative modes of transport and reduce reliance on private vehicle use.

The site is located in countryside to the south of Honiton but is only just outside the built-up area boundary (less than 100 metres). The pedestrian route to the town centre is, from just opposite the site entrance, served by a dedicated and lit footway. The distance to the train station is approximately 500 metres and to the edge of the town centre area approximately 650 metres. Although the walking/cycling route involves a relatively steep hill it clearly offers a viable alternative to private car transport for some journeys. The application is also accompanied by details of bus services in the area with the site within 500 metres of bus stops for services to Exeter, Seaton and Axminster as well as a local town service.

A number of appeal decisions are referenced in the planning statement accompanying the application, these decisions relate to other proposals for barn conversions to residential use elsewhere in the district (Payhembury, Rawridge, Uplyme and Ottery St Mary). Whilst no two applications can be directly compared, as there will be a number of factors influencing the decision in each case, it is acknowledged that the application site compares favourably with the referenced decisions in terms of accessibility to services. In this respect the application site is more closely related to Honiton and is served by a wider range of services than the referenced appeal

decisions where Inspectors have found the principle of development, in terms of accessibility to services acceptable.

The site is considered to be close to a range of accessible services and facilities to meet the everyday needs of residents and where these can be accessed by a variety of modes of transport.

Ecological Impact

The application building is not of a design considered likely to house protected species and the type of roofing materials proposed and lack of roof void further decreases probability. The development site is restricted to a small area around the building and again the likelihood of this being used by protected species is considered to be limited. As such there is no reason to consider the proposal would result in harm to protected species. However in the event of an approval an informative could be added to any decision notice recommending a precautionary approach to avoid harm or disturbance to any wildlife that may be using the site. In addition, the planting of a native hedge to the south side of the parking area/building would assist in providing biodiversity enhancement and habitat creation and would ensure that the requirements of policy EN5 of the Local Plan are met.

Heritage Impact

The application site lies adjacent to the church and churchyard of St. Michael and All Angels which is a grade II* listed building. The development proposed therefore has the potential to impact on the setting of this designated heritage asset and the town council has objected on this ground.

At present the church is not in use but it appears the churchyard is in continuing use with the newer area being to the south of the site. In terms of potential impacts these would be from any physical changes to the site/building as a result of the application site and from any change in the character of the site resulting from the proposed use.

Most of the shared boundary between Middle Hill and the churchyard is formed by, a mature hedge boundary which restricts inter-visibility between the sites, this is proposed to be retained. The proposal would not increase the size of the building and its external appearance would only be altered in a limited manner. External works would be limited to some upgrading works to the current access track and to create a parking area but these would be low key and not publicly visible. Permitted development rights which might allow other works of extension or the erection of subsequent outbuildings could be removed to enable control over any such development to be retained. Policy EN9 of the Local Plan together with paras. 195 and 196 of the NPPF require consideration to be given to the impact of development on the significance of designated heritage assets and where appropriate to weigh any harm against the public benefits. In this case there would be no harmful impact on the heritage asset or on its setting.

Access and Highway Safety

In terms of highway safety the existing access which serves Middles Hill and the separate property known as Middle Hill Annexe has restricted visibility in both directions. However, the proximity to the road junction to the north means vehicles passing the site are likely to be travelling at lower speeds and this section of road also appears to be relatively lightly trafficked. Whilst the visibility at the site access has not been demonstrated and is considered to be less than standard it is not considered that the increased use of this existing access to serve an additional property would result in an unacceptable impact on highway safety that being the test set out at para. 109 of the NPPF. On this basis and taking into account the provision of a policy compliant level of on-site parking provision the proposal is considered to meet the requirements of policies TC7 and TC9 of the Local Plan.

Other considerations

Para. 79 of the NPPF states that decisions should avoid the development of isolated homes in the countryside except where one or more exceptions apply. Those exceptions include where the dwelling is required to meet the essential need for a rural worker; where it would represent the optimal viable use of a heritage asset; would re-use a redundant building and enhance its immediate setting; would involve the subdivision of an existing dwelling or represent a design of exceptional quality. Of these circumstances only that relating to the re-use of a redundant building appears to be potentially relevant. In this regard, the proposal has been assessed against the criteria of policy D8 of the Local Plan.

The applicant proposes a new sewage treatment plant to serve the dwelling, the nearest public sewer connection being over 100 metres from the site.

The location of the site in relation to the nearest unrelated residential property is such that the proposal would not give rise to any concerns of impacts on amenity of existing residents. The proposal would be served by limited but adequate amenity space to serve future residents.

The upgrading of the internal access track to serve the site has the potential to have an impact on both any below ground architectural deposits that may be present and on the root protection area of trees/hedges on or adjacent to the site. In order to avoid any such impact it is recommended that the access track and parking area are formed through a no-dig construction method, and that tree protection details are submitted for agreement prior to the commencement of development.

CONCLUSION

The application proposes the re-use of redundant rural buildings to create an unrestricted residential unit. Although the site is located outside of the built-up area boundary for Honiton it is considered to be within a reasonable walking/cycling distance to the facilities/services within the town and as such a sensitive conversion of the buildings could be considered to accord in principle with Policy D8 of the Local Plan. In this respect the proposal looks to carry out limited alterations to the building with no extensions to its footprint and with the removal of an existing lean-to extension. The proposed amenity and parking space to serve the building is limited and could be screened by the planting of a native hedge which would help to conserve the building's

setting and provide some biodiversity enhancements. In other regards the impacts of the proposal are found to be limited and not to result in any degree of harm. The proposal is recommended for approval subject to the conditions set out below.

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 details, to include the protection of hedges and shrubs, shall be submitted to and approved in writing by the Planning Authority. These shall adhere to the principles embodied in BS 5837:2012 and shall indicate exactly how and when the trees will be protected during the site works. Provision shall also be made for supervision of tree protection by a suitably qualified and experienced arboricultural consultant and details shall be included within the tree protection statement. The development shall be carried out strictly in accordance with the agreed details.

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.

(Reason - A pre-commencement condition is required to ensure retention and protection of trees on the site during and after construction. The condition is required in 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 East Devon Local Plan 2013-2031.)

4. Full details of the method of construction of hard surfaces in the vicinity of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works on site (including demolition). The method shall adhere to the principles embodied in BS 5837:2012 and AAIS Arboricultural Practice Note 1 (1996) and involvement of an arboricultural consultant and engineer is recommended. The development shall be carried out strictly in accordance with the agreed details.
(Reason - A pre-commencement condition is required to ensure retention and protection of trees on the site during and after construction. The condition is required 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 East Devon Local Plan 2013-2031.)
5. Prior to their installation, as part of the development, details (and where so required samples) of materials to be used for the external cladding of the roof of the building shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in the materials approved.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness and Stgy 46 - Landscape Conservation and Enhancement and AONBs of the Adopted East Devon Local Plan 2013-2031.)
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no works shall be undertaken within the Schedule 2 Part 1 Classes A or E for the enlargement, improvement or other alterations to the dwelling hereby permitted, other than works that do not materially affect the external appearance of the buildings, or for the provision within the curtilage of any building or enclosure, swimming or other pool, [other than any enclosure approved as part of the required landscaping scheme]
(Reason - The space available would not permit such additions with detriment to the character and appearance of the area and to protect the setting of the building within the designated Area of Outstanding Natural Beauty and the setting of the adjoining designated heritage asset in accordance with Stgy 46 - Landscape Conservation and Enhancement and AONBs & Policies D1 - Design and Local Distinctiveness and EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
7. Prior to the initial occupation of the dwelling house a landscaping scheme shall have been submitted to and approved in writing by the Local Planning Authority; such a scheme to include:
 - Details of the planting of a native hedge to the west, south and east boundaries of the site (with such details to include plant size and numbers, layout and species mix).
 - Details of the final finished surfacing of all areas of hardsurfacing, including the parking/turning area and access drive.
 - Details of any other walls, fences or other boundary treatments

The landscaping scheme shall be carried out in the first planting season after commencement of the development unless any alternative phasing of the landscaping is agreed in writing by the Local Planning Authority and the landscaping shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To ensure that the details are planned and considered at an early stage 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 D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)

8. This planning permission only permits the conversion of the barn and does not in any way authorise its demolition or re-building.

(Reason - For clarity and to comply with Policy D8 (Re-use of Rural Buildings Outside Settlements) of the Adopted 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.

INFORMATIVE

The applicant/developer is advised to adopt a precautionary approach to the works of conversion to avoid disturbance/harm to any wildlife that may be present. In the event that any protected species are found work should cease until the advice of a qualified ecologist has been sought as to how to proceed.

Plans relating to this application:

HOOPERSP500	Combined Plans	16.10.20
	Location Plan	16.10.20
HOOPERPRO	Proposed Combined Plans	16.10.20
HOOPERPROFP	Proposed Floor Plans	16.10.20

List of Background Papers

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