

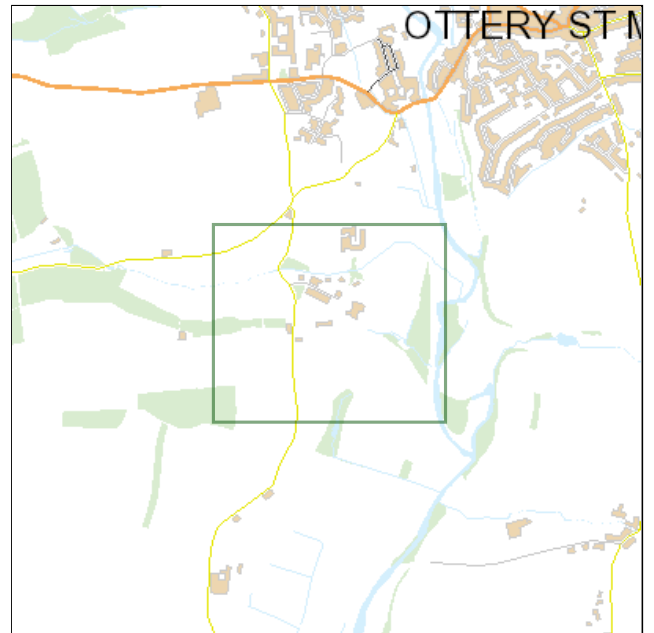
Ward Ottery St Mary

Reference 20/1647/MFUL &
20/1648/LBC

Applicant Mr Chris Riley (PCR Homes Ltd)

Location Salston Manor Hotel Ottery St Mary EX11 1RQ

Proposal Construction of 13 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments.

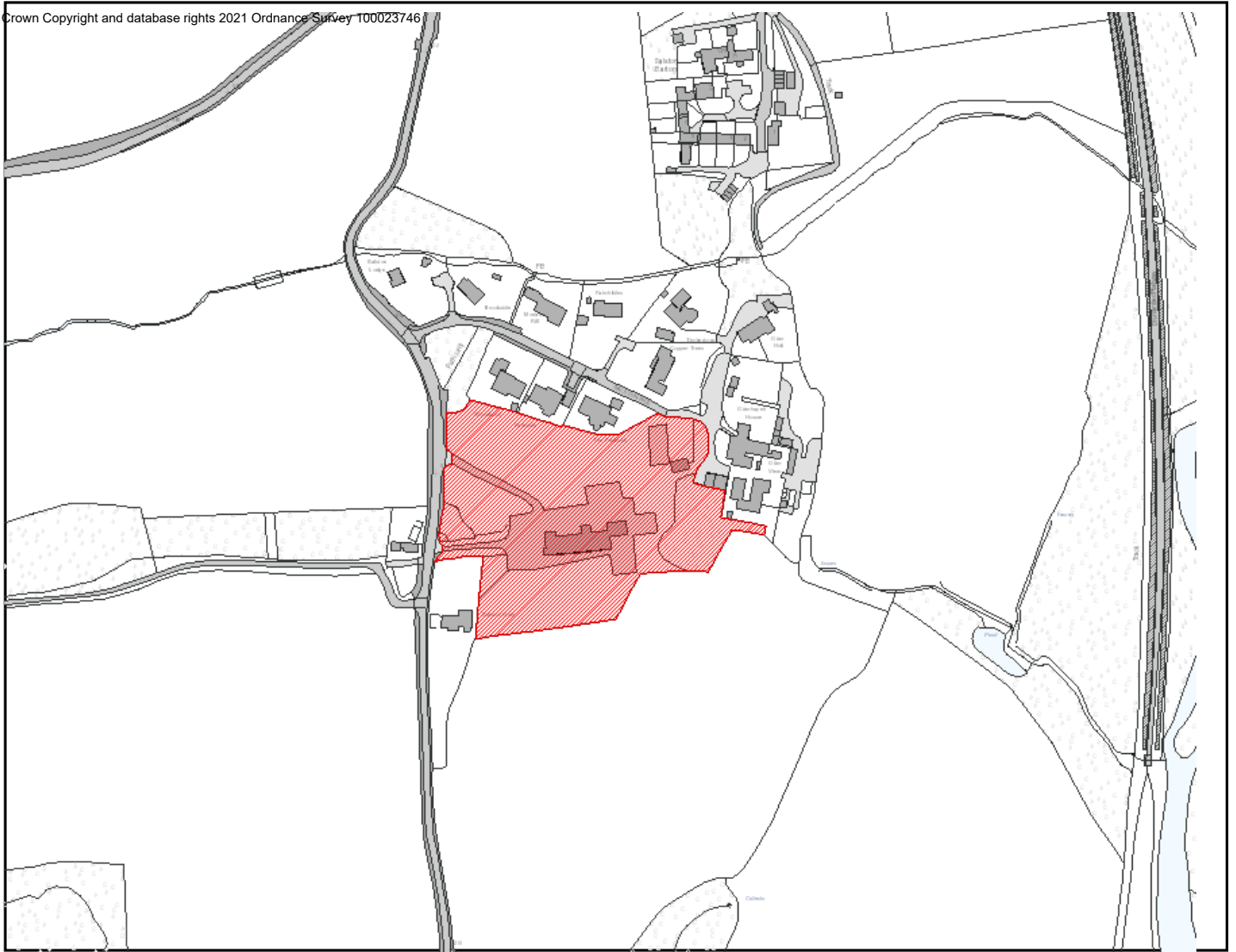


RECOMMENDATION 20/1647/MFUL:

- 1. Adopt the appropriate assessment attached above; and**
- 2. Approve subject to a legal agreement and conditions.**

RECOMMENDATION 20/1648/LBC: Approval with conditions

Crown Copyright and database rights 2021 Ordnance Survey 100023746



		Committee Date: 7th April 2021
Ottery St Mary (Ottery St Mary)	20/1647/MFUL	Target Date: 20.11.2020
Applicant:	Mr Chris Riley (PCR Homes Ltd)	
Location:	Salston Manor Hotel Ottery St Mary	
Proposal:	Construction of 13 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments.	

RECOMMENDATION:

1. Adopt the appropriate assessment attached above; and
2. Approve subject to a legal agreement and conditions.

		Committee Date: 7th April 2021
Ottery St Mary (Ottery St Mary)	20/1648/LBC	Target Date: 20.11.2020
Applicant:	Mr Chris Riley (PCR Homes Ltd)	
Location:	Salston Manor Hotel Ottery St Mary	
Proposal:	Construction of 13 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments.	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

These applications are before Planning Committee because the officer recommendation differs from that of one of the ward councillors.

Planning permission and listed building consent is sought for the provision of 13 new homes and the construction of single and two storey extensions to the Grade

It listed building known as Salston Manor to form 2 no. dwellings and enlargement of 2 no. previously approved apartments. The application is proposed as enabling development to allow the continued refurbishment of the listed building that already benefits from consent.

This brownfield site occupies a location outside of the built-up area boundary of Ottery St Mary and has been the subject of a number of planning applications since the building was last used as a hotel and conference centre in 2008.

Through extensive negotiations with officers, the Council's Landscape Officer and Conservation Officer during the application process, the final design, layout, height, scale and form of the proposed development is now considered to be appropriate for the heritage and tree constraints of the site, its surroundings and its historic context.

It is accepted that this constitutes development outside of the built up area where development is not normally permitted, and that there is no provision of affordable housing within the proposal. Whilst this is the case, the existing site is vacant and run down and is likely to deteriorate further without development, which would detract from the character and appearance of the area and as such the wider benefits from the restoration of the listed building outweigh this. A viability appraisal has been submitted which concludes that it is not possible to provide affordable housing and to redevelop the site. On balance, it is considered that the proposed design, layout and form of development has been largely sensitive to the heritage asset, and respectful of its setting, whilst retaining important features within the grounds, such as mature trees and open areas.

The new dwellings will be situated closer to existing housing than the manor house. The scheme has been revised to minimise any impacts on these dwellings, and it is not considered that the new dwellings will result in harm to the amenity of dwellings on Salston Ride, or the adjacent Salston Gate.

Officers are of the opinion that the proposals would result in less than substantial harm to the character and setting of Salston Manor where there are considered to be a number of public benefits that are considered to outweigh the less than substantial harm - a key test within the National Planning Policy Framework.

In the absence of any significant harm to the character and appearance of the area, the residential amenities of the occupiers of surrounding properties, ecology, or flood risk, it is considered that the proposed development is acceptable bringing a major benefit through the restoration of the listed building.

A Section 106 agreement is required to ensure that an overage clause is agreed in respect of future profits, to ensure management of the grounds in perpetuity and to ensure that the listed building is refurbished before the residential units are completed to ensure that the benefits to the listed building are realised. Conditions are required to mitigate ecological issues identified by the applicant, to ensure retention and enhancement of landscape features, and to agree heritage detailing.

It is recommended that planning permission and listed building consent are granted and accordingly these applications are both recommended for approval.

CONSULTATIONS FOR 20/1647/MFUL

Local Consultations

Ottery St Mary Ward Member - Cllr Peter Faithfull

I am writing relating to the planning application for 15 homes in the grounds of the Salston Manor development. this application is in my ward and my preliminary view, based on the information presently available is that it should be refused.

This proposal for 15 houses is excessive development in the open countryside. While the developer suggests that the buildings will appear as converted outbuildings, in reality they simply look like a housing estate, burying the listed building they are supposed to compliment.

This proposal, when combined with the conversion to the listed building, creates a large number of homes, outside the built-up area boundary, with no safe pedestrian access to the development from the town centre.

These are my views, based on the information presently available to me. I reserve my right to change my view in the event that further information becomes available to me.

Parish/Town Council

23.09.20

Ottery St Mary Town Council recognises the importance of retaining the listed building, however it does not support this application based on the following:

1. It is contrary to the OSM & West Hill Neighbourhood Plan Policy NP2
2. It is contrary to the East Devon District Local Plan, Strategy 6, as it is a building outside the built up area boundary and therefore building in the countryside
3. The building is in an unsustainable location in the countryside serviced by an inadequate road without the benefit of decent pavements and street lighting where there is a narrow bridge over a stream which is difficult for vehicles
4. It will result in the loss of several trees protected by TPO's
5. There would be threatened loss of wildlife, such as dormice, sloe worms, soprano pipistrelle bats, horseshoe bats and otters going from the main river to the nearby stream
6. It is contrary to the East Devon District Local Plan and policy which states 50% of affordable homes is required outside of the built up area boundary but there is none proposed
7. There would be an adverse impact on the neighbouring properties on the south side of Salston Ride being overlooked and possible increase of flood risk as the 2008 did

07.01.21

The Town council agrees that the amended plans are an improvement on the original and supports this application subject to;

- 1) There is no detrimental effect to the properties on Salston Ride.
- 2) The lighting and footpaths respect the rural setting of the property
- 3) There is no damage to wildlife and bio diversity interests

Technical Consultations

EDDC Landscape Architect - Chris Hariades

1 INTRODUCTION

This report forms the EDDC's landscape response to the full application for the above site following review of additional landscape related information submitted by the applicant.

The report provides a review of landscape related information submitted with the application in relation to adopted policy, relevant guidance, current best practice and existing site context and should be read in conjunction with the submitted information.

2 REVIEW OF ADDITIONAL INFORMATION

The amended and additional landscape information provided by the applicant is generally acceptable but some additional tree planting should be provided to the rear boundaries of plots 10-13 to compensate for the proposed removal of existing trees particularly the large sycamore, possible species to consider are sweet chestnut and oak to reflect the existing trees retained within plots 12 and 13, or European lime. Additional tree planting should also be provided to either side of the retained weeping willow on the southeastern site boundary which could include a Coast Redwood to reflect the existing one to the southwest corner of the manor. Two trees planting should be provided on the western boundary opposite plots 1-3.

As previously noted the tree protection plan does not reflect the amended site layout and reduction in units and should be amended accordingly. Amended tree protection plan and planting plans indicating the additional trees required could be submitted and approved by condition should the application be approved.

Overall the scheme is considered acceptable in terms of landscape design subject to conditions as noted below:

1) Notwithstanding the submitted details no development work shall commence on site until the following information has been submitted to the LPA and approved:

a) A full set of hard landscape details for proposed walls, fencing, retaining structures, pavings and edgings, site furniture and signage.

b) Details of locations, heights and specifications of proposed free standing and wall mounted external lighting including means of control and intended hours of operation including lux levels plan.

c) External lighting shall be designed to minimise light-spill and adverse impact on dark skies/ bat foraging and commuting in accordance with Institute of Lighting

Professionals (ILP) guidance notes GN01 2011 - Guidance notes for the reduction of obtrusive light and GN 08/18 - Bats and Artificial Lighting in the UK.

d) Details of the arrangements for bin storage and collection for all units and secure, covered cycle storage for apartment units.

e) A plan indicating existing and proposed site levels and the extent of earthworks and retaining walls.

f) Surface water drainage scheme incorporating appropriate SuDS features including proposed profiles, levels and make up of any swales and attenuation ponds and locations and construction details of check dams, inlets and outlets, etc.

g) A soil resources plan which should include:

- a plan showing topsoil and subsoil types based on trial pitting and analysis, and the areas to be stripped and left in-situ.
- methods for stripping, stockpiling, re-spreading and ameliorating the soils.
- location of soil stockpiles and content (e.g. Topsoil type A, subsoil type B).
- schedules of volumes for each material.
- expected after-use for each soil whether topsoil to be used on site, used or sold off site, or subsoil to be retained for landscape areas, used as structural fill or for topsoil manufacture.
- identification of person responsible for supervising soil management and monitoring and reporting arrangements.

h) A full set of soft landscape details including:

- Planting plan(s) showing locations and number of new tree, shrub and herbaceous planting, type and extent of new grass areas, existing vegetation to be retained and removed.
- Plant schedule indicating the form, size, numbers and density of proposed planting.
- Soft landscape specification covering soil quality, depth, cultivation and amelioration; planting, sowing and turfing; mulching and means of plant support and protection during establishment period and 5 year maintenance schedule.
- Tree pit and tree staking/ guying details.

i) Locations and details of ecological mitigation and enhancement measures as recommended in the submitted ecological assessment.

j) Measures for protection of existing perimeter trees/ undisturbed ground during construction phase in accordance with BS5837: 2012. Approved protective measures shall be implemented prior to commencement of construction and maintained in sound condition for the duration of the works.

2) Notwithstanding the landscape details submitted, no landscape works shall begin until a site specific Landscape Management and Maintenance Plan has been submitted to and approved in writing with the Local Planning Authority. This shall set out responsibilities for maintenance within the site and cover the management and ongoing maintenance of hard and soft landscape elements and bio-diversity measures within public/ communal areas. The plan shall set out the landscape and ecological aims and objectives for the site along with the specific management objectives for

each landscape component, and the associated maintenance works required on an Annual and Occasional basis. The Annual Works are those works that will be required every year, such as watering, weeding and cleaning. The Occasional Works are those that will be required on an irregular or cyclical basis, such as repairs and renewals. Details of inspection, monitoring and reporting arrangements shall also be provided. The management and maintenance plan shall cover a period of not less than 10 years following the substantial completion of the development.

Management, maintenance, inspection and monitoring shall be carried out in accordance with the approved plan.

3) The works shall be executed in accordance with the approved drawings and details and shall be completed prior to first use of the proposed buildings with the exception of planting which shall be completed no later than the first planting season following first use.

4) Any new planting or grass areas which fail to make satisfactory growth or dies within five years following completion of the development shall be replaced with plants of similar size and species to the satisfaction of the LPA.

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Strategy 3 (Sustainable Development), Strategy 4 (Balanced Communities), Strategy 5 (Environment), Policy D1 (Design and Local Distinctiveness) and Policy D2 (Landscape Requirements) and Policy D3 (Trees in relation to development) of the East Devon Local Plan. The landscaping scheme is required to be approved before development starts to ensure that it properly integrates into the development from an early stage.)

Devon County Archaeologist
Application No. 20/1647/MFUL

Salston Manor Hotel, Ottery St Mary - Construction of 13 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments.: Historic Environment

My ref: Arch/DM/ED/35817a

I refer to the above application and your re-consultation with regard to the amended proposals. The Historic Environment Team have no additional comments to make to those already made, namely:

The proposed development lies in an area of archaeological potential with regard to possible prehistoric activity in the fields to the south. The Devon Historic Environment Record indicates the presence of a possible prehistoric funerary monument as well as linear features that may be indicative of prehistoric or Romano-British activity here. As such, groundworks for the construction of the proposed development have the potential to expose and destroy archaeological and artefactual deposits associated with these heritage assets. The impact of development upon the archaeological resource should be mitigated by a programme of archaeological work that should

investigate, record and analyse the archaeological evidence that will otherwise be destroyed by the proposed development.

The Historic Environment Team recommends that this application should be supported by the submission of a Written Scheme of Investigation (WSI) setting out a programme of archaeological work to be undertaken in mitigation for the loss of heritage assets with archaeological interest. The WSI should be based on national standards and guidance and be approved by the Historic Environment Team.

If a Written Scheme of Investigation is not submitted prior to determination the Historic Environment Team would advise, for the above reasons and in accordance with paragraph 199 of the National Planning Policy Framework (2019) and Policy EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan, that any consent your Authority may be minded to issue should carry the condition as worded below, based on model Condition 55 as set out in Appendix A of Circular 11/95, whereby:

'No development shall take place 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 EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan and paragraph 199 of the National Planning Policy Framework (2019), that an appropriate record is made of archaeological evidence that may be affected by the development'

This pre-commencement condition is required to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and/or construction works.

I would envisage a suitable programme of work as taking the form of a staged programme of archaeological works, commencing with the excavation of a series of evaluative trenches to determine the presence and significance of any heritage assets with archaeological interest that will be affected by the development. Based on the results of this initial stage of works the requirement and scope of any further archaeological mitigation can be determined and implemented either in advance of or during construction works. This archaeological mitigation work may take the form of full area excavation in advance of groundworks or the monitoring and recording of groundworks associated with the construction of the proposed development to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits. The results of the fieldwork and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report, and the finds and archive deposited in accordance with relevant national and local guidelines.

I will be happy to discuss this further with you, the applicant or their agent. The Historic Environment Team can also provide the applicant with advice of the scope of the works required, as well as contact details for archaeological contractors who would be able to undertake this work. Provision of detailed advice to non-householder developers may incur a charge. For further information on the historic environment and planning, and our charging schedule please refer the applicant to: <https://new.devon.gov.uk/historicenvironment/development-management/>.

Conservation 16/10/20

CONSULTATION REPLY TO CENTRAL TEAM
LISTED BUILDING CONSENT
PLANNING APPLICATION AFFECTING LISTED BUILDING

ADDRESS: Salston Manor Hotel, Ottery St Mary

GRADE: II APPLICATION NO: 20/1648/LBC & 20/1647/MFUL

PROPOSAL: Construction of 15 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments

BRIEF DESCRIPTION OF HISTORIC CHARACTER/ ARCHITECTURAL MERIT:

See listing description and information on file

HOW WILL PROPOSED ALTERATIONS AFFECT HISTORIC CHARACTER OF BUILDING AND ITS SETTING:

There is a current permission under 13/0497/LBC & 13/0496/MFUL for the proposed alteration and conversion of the former hotel, demolition of the 20th century extension and side extension to provide 27no. flats (10 within the main house and 17 new units), including extensive repair works to include floor joists, ceilings, stacks, roofs, repointing, joinery and windows. This work is currently underway and significant repairs have been made to the chimneys and roof. In addition, the modern additions to the listed building which were inappropriate and unsympathetic to its character have also now been removed.

Following this pre-application advice was sought to make changes to the permission and to explore a revised proposal for the development. Within this, the Masterplan Strategy for the site set out to explore a revised proposal. This still sought to provide additional units with 14 in the existing house along with 3 units in an attached extension, Phase 1 Areas A, B, E & F to create 19 units and Phase 2 Areas C & D a further 12 units. Total 48 units.

An application under 18/1655/LBC was duly submitted to construct a two-storey extension to form 3no. new duplex flats and a single-storey extension to create 2no. additional flats within the existing building envelope and under 18/1654/MFUL for this and the construction of 16 no. new dwelling houses within the grounds of Salston Manor.

Concerns were raised regarding the two storey extension and the extent of the proposed development and subsequently the applications were withdrawn.

This application seeks to address the concerns raised previously and detailed comments are set out below:

20/1648/LBC

Construction of single and two storey extensions and alterations to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments

Some of the proposed plans and elevations include the new development and any forthcoming consent should include an informative to ensure that the approval relates only to the alteration and extension to the listed building and not to the new development. Ideally, these should be removed from the scanned documents against this application ie Areas A, B & C Plots 1 to 15. These are dealt with separately under 20/1647MFUL.

Block plan: this shows the principal heritage asset, Salston Manor and areas of new housing in Areas A, B & C. Previously, Areas A, B, C & D, the new development has been reduced in number by only 1no. unit. Some reconfiguration of the layout has resulted in moving some of the new dwellings (Area A) slightly further away from the Manor;

North elevation: it is noted that the extension has been reduced in width and set back, see below, but whilst the two storey extension is certainly subservient in height, its massing and its prominence in relation to the principal building, still detracts from the heritage asset and impacts on its overall significance as a 'large red brick mansion, built to imitate an Elizabethan mansion with gables, finials, projecting porch..... and tall clustered octagonal chimneys'. It is appreciated that it has been set back further from the north elevation to minimise any impact, but it will still be a strong two storey element, that draws the eye from the principal heritage asset and competes with the overall character and appearance of the listed building;

South elevation: there is no objection in principle to the single storey extension which replaces a previous flat roofed structure. This resembles a glazed timber conservatory/garden room with brick plinth and lead rolled roof and enables the creation of additional units at ground floor. In contrast to the principal dwelling, this is a traditional solution and the impact and harm is considered to be less than substantial. Subject to details and samples of materials, in particular, the proposed brick plinth and joinery, this is considered to be acceptable. However, the main concern still rests with the addition of the two storey 'orangery' extension which continues the overall aesthetic and appearance of the single storey extension, but on a larger scale, see below;

West elevation: in conjunction with comments relating to the south elevation, the extension has been reduced in width, setting it back from the frontage (north elevation) to emphasise its subservience. However, the overall scale and massing is still prominent, exacerbated by the overall appearance and design of the two storey

extension. It is considered that this would have an adverse impact on the character, appearance and significance of the listed building and result in considerable harm to the listed building;

East elevation: no further specific comments;

Basement: the basement layout appears to be as previously proposed under 18/1655/LBC. However, there is no annotation to indicate how it is to be utilised. It is presumed that this will be as previously shown as lock up storage, services, meters etc. It is noted that the internal staircases are to be removed, several openings blocked to create a number of smaller individual rooms (lock ups) and the external staircases retained as the only access into the basement;

Ground floor: this contains Flat 0.01 to 0.06 and entrance lobby 02 & 03 within the principal building and part of Flat 0.05 & 0.06. Flats 0.07 & 0.08 are within the two storey extension, having reduced the number of units by 1no. The layout appears to be the same as for the previous application under 18/1655/LBC. The main corridor is to be blocked to create the four flats 0.03 to 0.06. However, this could be reversed and the layout of the flats retains the majority of the principal walls and partitions to create the inner spaces. The staircases to the basements appear to be blocked from the ground floor. This layout relies on the addition of the two extensions, see below;

Unfortunately, all of the annotation relating to the layout has now been omitted.

First floor: this contains Flat 1.01 to 1.05 and utilises the existing corridor and staircases/locations to access the flats. The layout appears to be the same as under 18/1655/LBC. All of the annotation has been removed from the drawings;

Second floor: this forms part of Flat 1.04 and appears to be the same as under 18/1655/LBC, However, again, the annotation has been removed;

Conclusion: there is no objection to the majority of the internal alterations or the single storey extension. However, the two storey extension still needs further consideration in terms of its overall size, appearance etc and the impact on the listing building.

20/1647/MFUL

Construction of 15 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments

Area A (previously Area B): Plots 1 - 4

It is considered that that this area might offer some scope for development. This could take the form of traditional outbuildings, but this needs to be kept simple rather than a contrived design. It is noted that the Plots have been moved away from Salston Gate, but there is some concern relating to how the amenity space will be divided up creating boundaries so close to the rear of the Manor within the formal garden space. The overall design concept has been amended to present a more vernacular appearance with two storey gabled dwellings in stone, painted brickwork, timber and slate. The stepped terrace of units is out of keeping with design approach and will be a prominent part of the development, see Contextual Elevations.

Area B (previously Area C): Plots 5 - 9

There is no objection in principle to development adjacent to the main house as this has previously been approved under the 2013 permissions. These are shown to be set back and subservient to the main house. Again these take the form of traditional outbuildings, with associated courtyard, and is perhaps more successful in terms of its overall appearance.

Area C (previously Area D): Plots 10 - 15

The original outbuildings, stables and walled garden associated with Salston Manor appear to have been to the north east of the main house and the proposed development in this area is intended to recreate this, although clearly at a closer distance. This part of the site drops away from the main lawned area and due to the existing pattern of development within Salston Ride, may offer scope for some form of development in this area. It should be located as far away from the main house as possible. It is noted that the large leisure building has now been omitted from the development. Again these take the form of traditional outbuildings. Plots 13, 14 & 15 are at odds with the overall group and should perhaps be omitted.

Schedule of finishes: this is an improvement and uses traditional materials and finishes;

Parking: parking still appears to be distributed throughout the site within garages and car ports. It is still considered that some of the parking should be accommodated away from the front elevation of the listed building to improve its setting and also not encroaching into the parkland to the north in front of units 10 to 15.

Heritage Statement: an updated and comprehensive Heritage Statement has been submitted to accompany these applications. It is agreed that the repair works to Salston Manor will secure its longterm future and are welcomed. However, the conclusion that the proposed development will result in benefits that outweigh the harm are not shared.

Conclusion: the proposed development has been minimally reduced and amendments made to the overall design of both the extensions and the three areas of development A, B & C. However, it is still considered that the scale of development should be reduced and greater emphasis given to improving the setting of the restored house. It is appreciated that the work is costly, but the development will result in considerable harm to the setting of the listed building. In particular, the two storey extension and Area D. Other areas of concern relate to parking in front of the main dwelling and in front of Area D and thought should be given to how this could be addressed. The overall design concept has been amended to reflect a more vernacular approach minimising the visual impact, but there are still areas where improvement could be made.

The improvements made to the house will still be diminished by the extent of the development which will further reduce its remaining green setting. This will result in less than substantial harm, but that is not to say that there is a less than substantial objection to the extent of the development. Any harm will therefore need to be weighed against the public benefits, para 196 of the NPPF.

Further comments:

ADDRESS: Salston Manor Hotel, Ottery St Mary

GRADE: II APPLICATION NO: 20/1648/LBC & 20/1647/MFUL

Amended plans received 21st December 2020:

The current amended plans follow pre-submission advice given in November 2020.

20/1648/LBC

Main House

Basement: it is noted that the basement layout has been amended to show annotation to indicate how it is to be utilised eg. lock up storage, services, meters etc;

Ground floor: again, it is noted the annotation relating to the layout has now been added;

First floor: again, the annotation relating to the layout has now been added;

Second floor: again, the annotation relating to the layout has now been added;

Roof plan: see comments relating to extension below:

Extension to Main House

As before there is no objection in principle to the single storey extension on the south elevation, which replaces a previous flat roofed structure.

With regards the two storey extension to the west end, it is noted that the footprint has been reduced and this is welcomed. The attached visual clearly shows a very different two storey building in brick (cladding), zinc, slate and timber. The revised plans have moved away from the original 'orangery' and now more closely reflects the existing Manor. Whilst a pastiche scheme is not necessarily required, any design solution should come from a detailed and thorough analysis of the existing building and the approach should reflect the character, appearance and significant qualities of the heritage asset and be appropriate to the particular situation rather than another listed building.

However, the gable approach appears to work, but although the fenestration is better proportioned, the overall appearance is poorly detailed, particularly at eaves level.

20/1647/MFUL

Area A (previously Area B): Plots 1 - 4

This has been revised to take the form a more simplified approach without the stepped terrace of units and this is an improvement. In addition, the amenity space has been revised further away from the rear of the Manor with less encroachment into the formal

20/1647/MFUL

garden space. The changes to the parking are noted, but will these be acceptable in terms of turning, access etc? In addition, it is not clear how the west elevation relates to the access road, materials, landscaping etc.

Area B (previously Area C): Plots 5 - 9

It is noted that this area has not been altered.

Area C (previously Area D): Plots 10 - 15

It is noted and welcomed that Plots 14 & 15 have now been omitted. The re-alignment of Plot 13 is accepted, along with the re-location of the group, further away, and the revised parking arrangement.

Parking: the points relating to parking are noted and that some of the parking arrangements have been altered, in particular the removal of those to the lawned area in front of the Manor (originally Units 10 to 15). It is still thought to be unfortunate that parking will be located adjacent to the front elevation of the listed building which impacts on its setting.

Conclusion: the proposed development has been amended, both in terms of the overall design of both the extensions and the three areas of development A, B & C. The scale of development has now been reduced and greater emphasis given to improving the setting of the restored house, including the design of the two storey extension, Area D and parking. The overall design concept has been amended to reflect a more vernacular approach minimising the visual impact of the new units and altering the 'orangery' concept for Area A. Whilst these amendments are welcomed, it is still considered that any improvements to the house will continue to be diminished by the extent of the development which will further reduce its remaining green setting. This will result in less than substantial harm, but that is not to say that there is a less than substantial objection to the extent of the development. Any harm will therefore need to be weighed against the public benefits, para 196 of the NPPF.

Andy Champion - Development Delivery Project Manager

I have now had time to review the Viability Appraisal, associated commentary and the breakdown of costs produced by RWP Construction Property Consultants on behalf of PCR Homes Ltd, for the above mentioned planning application. I comment as follows:

The report appears to be of a satisfactory nature, with a reasonable HCA viability approach, with relevant commentary, and a suitable comparable market evidence for both the residential (flats) and Houses of the scheme.

I have reviewed the costs associated with the proposed scheme and agree with the build costs proposed. The residential rate is fair and corresponds with BCIS Estate Flats and Housing rates for East Devon. The build costs associated with the refurbishment element of the scheme on the face of it seems high. They have used the correct BCIS refurbishment Works figures as a base line plus they have taken into account the higher build costs associated with the listed status of the building and also the dilapidated state of repair the building is currently in. The build costs associated with Development elements of scheme have been evidenced against BCIS data and

their own records. This advice comprises the individual base build unit costs (including prelims) plus external works such as service infrastructure, drainage and roads etc. In addition it includes conversion works associated with listed buildings. These all seem reasonable and I have no reason to doubt the cost data provided by the Developers Cost Consultants.

Contingency percentage of 5% is the standard / typical market allowance of 5%. A higher percentage has not been stated for the refurbishment element but the higher build costs associated with this element includes for this higher contingency within in it.

The CIL Rate appears to be correct. I believe this is based on the nett extra development area

Professional fees of 8% is typical market allowance. The marketing and Legal costs are within the normal parameters I would have expected.

Finance cost of 7% is slightly higher than expected but is still reasonable and the developers profit is within EDDC normal parameters.

I have also reviewed the GDV including the market evidence of residential sales values evidenced within the report. I have checked these against current market comparable evidence within a 3 mile radius of the site and these all seem to be within acceptable open market values.

Finally, I realise that the VA was assessed on the original scheme of 15 new dwellings. With two new builds removed in the amended scheme and taking into consideration the high cost of refurbishment of the Listed building, would then only be shared with less units, so ultimately this will be more unviable.

Taking into consideration the overriding interest of wishing to see the listed building brought back from dilapidation. I'm satisfied with the development appraisal produced on behalf of the Developer.

Environmental Health

I have considered the application and note that this site is close to nearby residents who may be impacted during the construction process. I would therefore recommend the following condition.

A Construction and Environment Management Plan must be submitted and approved by the Local Planning Authority prior to any works commencing on site, and shall be implemented and remain in place throughout the development. The CEMP shall include at least the following matters: Air Quality, Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site. There shall be no high frequency audible reversing alarms used on the site.

Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution.

Housing Strategy Officer (Melissa Wall)

This site is located outside of the built up area boundary for Ottery St Mary and therefore under strategy 34 we would require 50% on-site affordable housing. The proposal includes 15 new build houses in the grounds, an extension to form 2 flats to the main building and the conversion of the main building to form 11 flats, a total of 28 units all together.

A viability assessment has been submitted as part of the application which states that the development cannot support the provision of affordable housing. In previous applications it has been concluded that redevelopment was the only viable method to enable and secure the repair of the listed building which is in a severe state of disrepair. The additional units in the grounds is considered as 'enabling development' to ensure the listed building is repaired and converted.

An overage clause will be sought in respect of future profits and affordable housing provision where levels of affordable housing fall below policy targets even with 'enabling developments'.

The viability assessment will be considered by the Council's Development Delivery Project Manager and a decision made on whether the Council agrees that the proposal cannot support the provision of affordable housing.

Devon County Archaeologist

Application No: 20/1647/MFUL

Salston Manor Hotel Ottery St Mary EX11 1RQ - Construction of 15 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments: Historic Environment

Our Ref: Arch/DM/ED/35817

I refer to the above application. The proposed development lies in an area of archaeological potential with regard to possible prehistoric activity in the fields to the south. The Devon Historic Environment Record indicates the presence of a possible prehistoric funerary monument as well as linear features that may be indicative of prehistoric or Romano-British activity here. As such, groundworks for the construction of the proposed development have the potential to expose and destroy archaeological and artefactual deposits associated with these heritage assets. The impact of development upon the archaeological resource should be mitigated by a programme of archaeological work that should investigate, record and analyse the archaeological evidence that will otherwise be destroyed by the proposed development.

The Historic Environment Team recommends that this application should be supported by the submission of a Written Scheme of Investigation (WSI) setting out a programme

of archaeological work to be undertaken in mitigation for the loss of heritage assets with archaeological interest. The WSI should be based on national standards and guidance and be approved by the Historic Environment Team.

If a Written Scheme of Investigation is not submitted prior to determination the Historic Environment Team would advise, for the above reasons and in accordance with paragraph 199 of the National Planning Policy Framework (2019) and Policy EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan, that any consent your Authority may be minded to issue should carry the condition as worded below, based on model Condition 55 as set out in Appendix A of Circular 11/95, whereby:

'No development shall take place 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 EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan and paragraph 199 of the National Planning Policy Framework (2019), that an appropriate record is made of archaeological evidence that may be affected by the development'

This pre-commencement condition is required to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and/or construction works.

I would envisage a suitable programme of work as taking the form of a staged programme of archaeological works, commencing with the excavation of a series of evaluative trenches to determine the presence and significance of any heritage assets with archaeological interest that will be affected by the development. Based on the results of this initial stage of works the requirement and scope of any further archaeological mitigation can be determined and implemented either in advance of or during construction works. This archaeological mitigation work may take the form of full area excavation in advance of groundworks or the monitoring and recording of groundworks associated with the construction of the proposed development to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits. The results of the fieldwork and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report, and the finds and archive deposited in accordance with relevant national and local guidelines.

I will be happy to discuss this further with you, the applicant or their agent. The Historic Environment Team can also provide the applicant with advice of the scope of the works required, as well as contact details for archaeological contractors who would be able to undertake this work. Provision of detailed advice to non-householder developers may incur a charge. For further information on the historic environment and planning,

and our charging schedule please refer the applicant to:
<https://www.devon.gov.uk/historicenvironment/development-management/> .

CONSULTATIONS FOR 20/1648/LBC

Local Consultations

Ottery St. Mary Town Council

The Town council supports the application subject to the conditions stated in the decision detailed in 20/1674/FUL above.

Ottery St Mary Ward Member - Cllr Peter Faithfull

I am writing relating to the proposed Listed Building consent to the extension to the Salston Manor development. This application is in my ward and my view, based on the information presently available to me is that it should be refused.

The proposed extension to the listed building is out of keeping with the listed building, looking more like an office block than an orangery. I feel that what is proposed does not compliment the present building but is instead damaging the appearance of the listed building.

This is my view based on the information presently available to me. I reserve my right to change my views in the event that further information becomes available to me.

Technical Consultations

Conservation Team

See comments above under 20/1647/MFUL.

Other Representations on both applications

5 letters of objection and one in support have been received.

Objections include the principle of development; lack of infrastructure; overlooking of nearby houses; loss of existing vegetation; noise and lighting; flood risk due to surface water issues; increase in traffic; and the loss of a service road.

The letter in support would like to see the site reinvigorated in the light of the neglect and vandalism since 2008.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 1 (Spatial Strategy for Development in East Devon)

Strategy 2 (Scale and Distribution of Residential Development)

Strategy 3 (Sustainable Development)

Strategy 7 (Development in the Countryside)

Strategy 24 (Development at Ottery St Mary)

Strategy 34 (District Wide Affordable Housing Provision Targets)

Strategy 36 (Accessible and Adaptable Homes and Care/Extra Care Homes)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

Strategy 48 (Local Distinctiveness in the Built Environment)

Strategy 49 (The Historic Environment)

Strategy 50 (Infrastructure Delivery)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

D3 (Trees and Development Sites)

EN5 (Wildlife Habitats and Features)

EN8 (Significance of Heritage Assets and their setting)

EN9 (Development Affecting a Designated Heritage Asset)

EN22 (Surface Run-Off Implications of New Development)

H2 (Range and Mix of New Housing Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

Neighbourhood Planning Documents

Ottery St Mary and West Hill Neighbourhood (Made)

Government Planning Documents

NPPF (National Planning Policy Framework 2019)

Site Location and Description

Salston Manor is a large detached Grade II listed former manor house building previously used as a hotel and conference centre. It is situated in its own grounds west of the main town of Ottery St Mary, within open countryside. The site is accessed from a driveway on the road between Ottery and Tipton St John. It is largely flats but there

is a slope to the North West. There are a number of residential properties and a residential home to the North, on Salston Ride, and further properties on the Tipton road to the West. To the South is open countryside.

History of applications

08/3223/MFUL & 08/03224/LBC Change of use to care home and extensions - approved 5/5/09

13/0496/MFUL & 13/0497/LBC Change of use and creation of two storey side extension to form 27 flats - approved 3/3/15

18/1654/MFUL & 18/1655/LBC 16 new dwellings within grounds and 3 new flats within extension to existing building - application withdrawn

Proposal

The current proposal is for 13 new dwellings to be constructed within the grounds in three blocks (A, B and C) situated to the south-west, east and north east of the main house respectively. In addition, an extension to the main house to the east (replacing the removed extension) will be constructed which would house a further two apartments, and two further flats in a link extension. Combined with the existing flats within the building being built out as part of the 2013 application, this will give 13 flats in total within and attached to the main building, making a total of 26 units within the entire site.

It should be noted that the original proposal within the application was for 15 new dwellings, this has been reduced following comments from the Conservation Officer. This assessment is a combine assessment for a planning application (20/1647/MFUL) and listed building consent application (20/1648/LBC).

The application is put forward as enabling development to allow the continued refurbishment and re-use of the Grade II listed building.

ANALYSIS

The proposal will be assessed against the principle of development, the design of the units, trees and landscaping, impact on neighbours and other issues raised.

Principle of Development

The site lies outside of any built up area boundary and is therefore deemed to be within the open countryside for the purposes of the Local and Neighbourhood Plan. This only allows for new residential development under exceptional circumstances, for example for an agricultural worker, affordable housing scheme developed by a Community Land Trust, or for the conversion of a redundant building.

The extension to the existing building and new dwellings proposed within its grounds do not meet with these criteria, the application is therefore considered to be a departure from the development plan.

Furthermore, any proposals for new residential development within such locations requires 50% of housing to be affordable, under Strategy 34 of the Local Plan, and the adopted Affordable Housing Supplementary Planning Document. Where proposals do not meet such targets evidence is required to be submitted to demonstrate why such provision is not viable or appropriate. A viability appraisal was submitted for the original application for 15 new dwellings. This concluded that the development was not able to provide affordable housing and remain viable due in large part of the costs of refurbishing and converting the listed building.

The NPPF in para 202 states that "Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies" Paragraph 79 also supports residential development in the countryside where it represents enabling development to secure the future of a heritage asset.

It is put forward by the applicant that the conservation and conversion of this heritage asset can only be enabled by the proposed development, and that this would include the development of houses within the grounds and no provision for affordable housing.

Given the history to the site, the need to refurbish the listed building, and given that the applicant has submitted a viability appraisal demonstrating that this is the minimum development necessary to secure the future refurbishment to the listed building, the application is supported in principle as enabling development with the benefit to the listed building outweighing any harm from the location of 13 dwellings in the countryside.

Design and impact upon the listed building and its setting

The development comprises new build housing within the grounds, and the formation of an extension to the listed manor house to provide more residential accommodation (in place of the extension approved in 2013).

The three distinct areas of proposed housing (A, B and C) contain similar materials - formed of stonework and painted brickwork with small elements of timber boarding on the walls, slate roofs (with small areas of sarnafil in Area B), timber fenestration and Black PVCu rainwater goods.

Area A (previously Area B): Plots 1 – 4. As advised by the Conservation Officer, this area has been revised and improved to take the form a more simplified approach without a stepped terrace of units previous proposed. In addition, the amenity space has been revised further away from the rear of the Manor with less encroachment into the formal garden space and with surface materials agreed with the Landscape Architect/to be conditioned.

Area B (previously Area C): Plots 5 - 9

There is no objection in principle to development adjacent to the main house as this has previously been approved under the 2013 permissions. These are shown to be set back and subservient to the main house. Again these take the form of traditional

outbuildings, with associated courtyard. The Conservation Officer advising that this area is successful in terms of its overall appearance.

Area C (previously Area D): Plots 10 - 15

It is welcomed that Plots 14 & 15 have now been omitted. The re-alignment of Plot 13 is accepted, along with the re-location of the group, further away, and the revised parking arrangement. These changes address the comments from the Conservation Officer.

The original outbuildings, stables and walled garden associated with Salston Manor appear to have been to the north east of the main house and the proposed development in this area is intended to recreate this, hence this location being chosen for development. This part of the site drops away from the main lawned area and due to the existing pattern of development within Salston Ride, offer scope for development in this area.

The parking layout has been amended following discussions with the Conservation officer and Landscape Architect.

The main house was built as a large red brick mansion, with stone detailing and a complicated series of roofs laid in slate. The proposed replacement extension would be constructed as a two storey building, with brickwork cladding and a slate roof with zinc pilasters and timber windows. There is also a single storey element to the rear which is designed to resemble an orangery, constructed mainly of glass over a brick plinth. The Conservation Officer is now supportive of the design and location of these extensions and they are considered sensitive and an improvement over a previous extension granted in 2013. Whilst it would be preferable to have no extensions, the viability appraisal has demonstrated that the extensions are required to make the development viable.

As advised by the Conservation Officer, the proposed development has been amended, both in terms of the overall design of both the extensions and the three areas of development A, B & C. The scale of development has now been reduced and greater emphasis given to improving the setting of the restored house, including the design of the two storey extension, Area D and parking. The overall design concept has been amended to reflect a more vernacular approach minimising the visual impact of the new units and altering the 'orangery' concept for Area A.

However, it is still considered that the introduction of new units' impact on the main building by affecting the green setting, and this has a less than substantial harm to the heritage asset. According to the NPPF, this harm has to be weighed against the public benefits of the proposal, which in this case is the retention and improvement of the heritage asset that is a wider public benefit that can be awarded significant weight.

As the proposal has been submitted to enable the continued refurbishment of the listed building, and to avoid the units consented under this application from being carried out without the associated benefits to the listed building, a condition is proposed to ensure that details of phasing are submitted and approved. This will ensure that the works to the listed building are completed prior to the completion of the units granted as part of this application.

Landscaping issues

Plans submitted with the application propose a number of landscaping features, aimed at enhancing and softening the setting of the buildings. These include formal lawns to the front and back of the manor house, an orchard in the NW of the site surrounding a wildflower meadow, a formal avenue of trees leading from the entrance, the retention of mature trees, a hedgerow buffer to the south east, with the existing beech hedge to the South retained, and additional planting.

The landscaping plan omits details of species and planting details, and it is considered that further planting is required in parts of the site where trees have previously been removed.

Ecology

The existing buildings have the potential for bat roosts, and the grounds are the habitats for numerous protected species. An ecological assessment has been submitted with the application. This states that there are bats resident within the manor house, and outbuildings within the grounds. Development could result in the loss of a lesser horseshoe bat roost, and other day roosts. Bats are also present within a large oak tree within the site, although this is not proposed for removal.

Some measures have already taken place to ensure that the manor house will retain bat habitats, for example the installation of a suitable roof lining and bat slates. However, it is suggested that a number of bat mitigation measures will need to be agreed before further development. These principally involve the design of the lofts to discourage use by residents, with no lighting, small loft hatches and fire collars. It is further proposed that bat boxes should be installed within the grounds to mitigate for any loss of bat roosts in the outbuildings.

Appropriate Assessment

The nature of this application and its location close to the Pebblebed Heaths and their European Habitat designations is such that the proposal requires a Habitat Regulations Assessment. This section of the report forms the Appropriate Assessment required as a result of the Habitat Regulations Assessment and Likely Significant Effects from the proposal. In partnership with Natural England, the council and its neighbouring authorities of Exeter City Council and Teignbridge District Council have determined that housing and tourist accommodation developments in their areas will in-combination have a detrimental impact on the Pebblebed Heaths through impacts from recreational use. The impacts are highest from developments within 10 kilometres of these designations. It is therefore essential that mitigation is secured to make such developments permissible. This mitigation is secured via a combination of funding secured via the Community Infrastructure Levy and contributions collected from residential developments within 10km of the designations. These will be collected via a Section 106 agreement. This development will be CIL liable. On this basis, and as the joint authorities are work in partnership to deliver the required mitigation in accordance with the South-East Devon European Site Mitigation Strategy, this proposal will not give rise to likely significant effects.

Impact on neighbours

The proposed new housing is shown in phases. Area A (plots 1-4) is situated in the South West corner of the site. It is close to the boundary of Salston Gate. The development would see houses with windows facing towards the side of this property, however between these windows and Salston Gate is a proposed parking area, vegetation, and the driveway to the lodge. It is not considered that there will be an unacceptable relationship with this property. A beech hedge is proposed along the boundary and this should be conditioned to be at a suitable height.

Area B is to the East of the Manor House. This sits in front of an area of woodland, behind this is a residential home known as Otterhayes. Whilst previously shown as a wildflower meadow, it is now proposed to retain these mature trees which would retain the screening between the site and Otterhayes.

Area C is located to the North East of the Manor House. Two of the plots have now been removed, with the plots on each end now staggered. The front of these properties look across a parking area and also towards the rear of properties on Salston Ride. However, these properties are only proposed to have roof lights at first floor level, with the principle accommodation at the rear, overlooking gardens. It is therefore not considered that there are overlooking issues resulting from these proposed dwellings.

Other issues

Neighbours have raised the following issues:

Impact on infrastructure. It is acknowledged that this would result in development which would inevitably use cars to drive into Ottery St Mary, using roads which are narrow in places. However the previous use of the manor house as a hotel and conference centre had significant traffic movements, and it is not considered that facilities such as local surgeries and schools would be unable to cope with the amount of development.

Surface water flooding has been raised. There will be limited new areas of hardstanding; some existing tarmacked areas will be removed and parking will be in permeable block paving.

It is stated that the service road to the Gate property has been neglected. This serves a secondary access to Salston Manor which is not proposed to be used, and the owner of the Gate is concerned that this area would not be maintained. This is a private matter and does not form part of the proposal.

Planning balance

As detailed above, it is acknowledged that the proposal represents a departure from the development plan, as it constitutes new development outside of the built up area boundary. In addition the application is deficient in affordable housing, although it has been demonstrated that the development is only viable without this. However, the

NPPF supports enabling development and the provision of dwellings in the countryside where they secure the future of a heritage asset. This proposal will achieve that aim.

Whilst the proposal will cause less than substantial harm to the heritage asset of Salston Manor, by virtue of the proposed new dwellings affecting the setting, again the wider public benefits of securing the future and re-development of the listed building outweigh this harm.

There are also other positive benefits of the proposal in relation to the considerable planning history. It is clear that, since it ceased its use as a hotel in 2008, that a number of schemes have been considered. These have not been built due to various viability issues but this scheme does not appear to be viable. Also of benefit is the fact that an extension proposed as part of the 2013 application will not be built, and as this extension had a greater impact upon the listed building than that now proposed, this weighs in favour of the proposal.

It is considered that the current proposal represents the optimal balance between bringing the listed building back into use whilst protecting as much as possible its historic features and setting.

RECOMMENDATION 1

For the planning application 20/1647/MFUL

- 1. Adopt the appropriate assessment attached above**
- 2. Approve subject to the following matters to be secured by a Section 106 legal agreement:**
 - Habitat mitigation (non-infrastructure contribution) of £190 per dwelling**
 - Overage clause for affordable housing**
 - Confirmation of management arrangements**
 - Clause to ensure that the listed building works are completed before all of the residential units are occupied**
- 3. 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. No development above foundation level shall take place until a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external walls and

roofs of the proposed development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure that the materials are sympathetic to the character and appearance of the existing building in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)

4. No development shall commence until details of the phasing of the construction of the 13 dwellings and extensions to the listed building hereby approved in relation to the previously approved conversion works to Salston Manor have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
(Reason: To ensure that the dwellings and extensions approved as part of this application are not carried out in isolation from the wider refurbishment works to the listed building given that this application is justified on the basis of enabling works to the main listed building in accordance with the NPPF and Policy EN9 – Development Affecting a Designated Heritage Asset of the East Devon Local Plan).
5. 1) Notwithstanding the submitted details no development work on the proposed new build units shall commence on site until the following information has been submitted to and approved by the local planning authority. No unit can be occupied unless these measures are implemented.
 - a) A full set of hard landscape details for proposed walls, fencing, retaining structures, pavings and edgings, site furniture and signage.
 - b) Details of locations, heights and specifications of proposed free standing and wall mounted external lighting including means of control and intended hours of operation including lux levels plan.
 - c) External lighting shall be designed to minimise light-spill and adverse impact on dark skies/ bat foraging and commuting in accordance with Institute of Lighting Professionals (ILP) guidance notes GN01 2011 - Guidance notes for the reduction of obtrusive light and GN 08/18 - Bats and Artificial Lighting in the UK.
 - d) Details of the arrangements for bin storage and collection for all units and secure, covered cycle storage for apartment units.
 - e) A plan indicating existing and proposed site levels and the extent of earthworks and retaining walls.
 - f) Surface water drainage scheme incorporating appropriate SuDS features including proposed profiles, levels and make up of any swales and attenuation ponds and locations and construction details of check dams, inlets and outlets, etc.
 - g) A soil resources plan which should include:

- a plan showing topsoil and subsoil types based on trial pitting and analysis, and the areas to be stripped and left in-situ.
 - methods for stripping, stockpiling, re-spreading and ameliorating the soils.
 - location of soil stockpiles and content (e.g. Topsoil type A, subsoil type B).
 - schedules of volumes for each material.
 - expected after-use for each soil whether topsoil to be used on site, used or sold off site, or subsoil to be retained for landscape areas, used as structural fill or for topsoil manufacture.
 - identification of person responsible for supervising soil management and monitoring and reporting arrangements.
- h) A full set of soft landscape details including:
- Planting plan(s) showing locations and number of new tree, shrub and herbaceous planting, type and extent of new grass areas, existing vegetation to be retained and removed.
 - Plant schedule indicating the form, size, numbers and density of proposed planting.
 - Soft landscape specification covering soil quality, depth, cultivation and amelioration; planting, sowing and turfing; mulching and means of plant support and protection during establishment period and 5 year maintenance schedule.
 - Tree pit and tree staking/ guying details.

i) Locations and details of ecological mitigation and enhancement measures as recommended in the submitted ecological assessment.

j) Measures for protection of existing perimeter trees/ undisturbed ground during construction phase in accordance with BS5837: 2012. Approved protective measures shall be implemented prior to commencement of construction and maintained in sound condition for the duration of the works

(Reason: To ensure the existing landscape setting and tree cover is retained, to ensure that the ecology within the site is protected, in accordance with Policies D2 (Landscape Requirements), D3 (Trees and Development Sites) and EN5 (Wildlife Habitats and Features) of the East Devon Local Plan 2013-2031)

6. Notwithstanding the landscape details submitted, no landscape works shall begin until a site specific Landscape Management and Maintenance Plan has been submitted to and approved in writing with the Local Planning Authority. This shall set out responsibilities for maintenance within the site and cover the management and ongoing maintenance of hard and soft landscape elements and bio-diversity measures within public/ communal areas. The plan shall set out the landscape and ecological aims and objectives for the site along with the specific management objectives for each landscape component, and the associated maintenance works required on an Annual and Occasional basis. The Annual Works are those works that will be required every year, such as watering, weeding and cleaning. The Occasional Works are those that will be required on an irregular or cyclical basis, such as repairs and renewals. Details of inspection, monitoring and reporting arrangements shall also be provided. The management and maintenance plan shall cover a period of not less than 10 years following the substantial completion of the development.

Management, maintenance, inspection and monitoring shall be carried out in accordance with the approved plan.

(Reason: To ensure that the landscape setting of the site is preserved and in accordance with Policy D2 (Landscape Requirements) of the East Devon Local Plan 2013-2031)

7. Planting shall be carried out in accordance with the approved plans and shall be completed no later than the first planting season following first use. Any new planting or grass areas which fail to make satisfactory growth or dies within five years following completion of the development shall be replaced with plants of similar size and species to the satisfaction of the Local Planning Authority.
(Reason: To ensure that planting enhances the setting of the site and to comply with Policy D2 (Landscape Requirements) of the East Devon Local Plan 2013-2031)
8. No development shall take place 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 EN6 (Nationally and Locally Important Archaeological Sites) of the East Devon Local Plan and paragraph 199 of the National Planning Policy Framework (2019), that an appropriate record is made of archaeological evidence that may be affected by the development)
9. A Construction and Environment Management Plan must be submitted and approved by the Local Planning Authority prior to any works commencing on site, and shall be implemented and remain in place throughout the development. The CEMP shall include at least the following matters : Air Quality, Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site. There shall be no high frequency audible reversing alarms used on the site.
(Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan 2013-2031)
10. 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 within the Schedule 2 Part 1 Classes A or B for the enlargement, improvement or other alterations to the dwellings hereby permitted, other than works that do not materially affect the external appearance of the buildings, shall be undertaken.

(Reason - The space available would not permit such additions without detriment to the character and appearance of the area or to the amenities of adjoining occupiers in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)

11. 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 within the Schedule Part 1 Class E for the provision within the curtilages of the dwellinghouses hereby permitted of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouses as such.
(Reason - To protect the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)
12. All garden fences installed between dwellings, and any subsequent fences installed within ten years of this permission, shall have 125 mm square holes at ground level, at 5 m intervals, to allow movement of wildlife, including hedgehogs, around the site.
(Reason: In the interests of protecting wildlife in accordance with Policy En5 (Wildlife Habitats and Features) of the East Devon Local Plan 2013-2031)
13. None of the dwellinghouses hereby permitted shall be occupied until the access, turning space, garaging and parking shown on the approved plans have been provided in accordance with the approved details. These shall thereafter be retained and kept available for those purposes at all times.
(Reason - To ensure that adequate and safe provision is made for the occupiers and in the interests of highway safety in accordance with the requirements of Policy TC7 - Adequacy of Road Network and Site Access of the Adopted East Devon Local Plan 2013-2031.)
14. No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the County Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme.
(Reason: The details are required prior to commencement to ensure that they fit efficiently within the site layout, protect water quality and minimise flood risk in accordance with Policy EN22 - Surface Run-Off Implications of New Development of the Adopted East Devon Local Plan 2013-2031 and the guidance contained with the National Planning Policy Framework.)

NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this

application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

319-030 B	Proposed Elevation	15.12.20
319-012 A	Combined Plans	15.12.20
319-011 A	Proposed Floor Plans	15.12.20
319-010 A	Proposed Floor Plans	15.12.20
310-033 A	Proposed Elevation	15.12.20
310-032 A	Proposed Elevation	15.12.20
310-017 A	Proposed roof plans	15.12.20
310-016 B	Proposed Floor Plans	15.12.20
310-014 B	Proposed Combined Plans	15.12.20
310-013 A	Proposed Site Plan	15.12.20
310-012 B	Proposed Site Plan	15.12.20
310-011 B	Block Plan	15.12.20
310-010 A	Location Plan	21.08.20
SK01 A (soft)	Soft Landscaping	23.02.21
SK02 A (Hard)	Hard Landscaping	23.02.21
MP01 Rev A	landscape	23.02.21
EV-3635-TPP	tree protection	15.02.21

RECOMMENDATION 2

For the listed building application 20/1648/LBC

APPROVE subject to the following conditions:

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.
(Reason - To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)
2. The works 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. Before the relevant parts of the works begin on the items specified below, the following details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority:
 - Roofing materials including product details, sample and method of fixing.
 - New rainwater goods including profiles, materials and finishes.
 - Lead work, including profiles and details of any ornamentation.
 - New or replacement windows and doors (to Salston Manor and extensions) including sections, mouldings, profiles and paint colour. Sections through casements, frames and glazing bars should be at a scale of 1:2 or 1:5.
 - External vents, flues and meter boxes.
 - Sample of any new bricks including mortar colour and specification and bond type.The works shall be carried out in accordance with the approved details and specification.
(Reason - In the interests of the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset 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.

Plans relating to this application:

319-030 B Proposed Elevation 15.12.20

319-012 A Combined Plans 15.12.20

319-011 A Proposed Floor Plans 15.12.20

319-010 A Proposed Floor Plans 15.12.20

310-033 A Proposed Elevation 15.12.20

310-032 A Proposed Elevation 15.12.20

310-017 A Proposed roof plans 15.12.20

310-016 B Proposed Floor Plans 15.12.20

310-014 B Proposed Combined Plans 15.12.20

310-013 A Proposed Site Plan 15.12.20

310-012 B Proposed Site Plan 15.12.20

310-011 B Block Plan 15.12.20

310-010 A Location Plan 21.08.20