

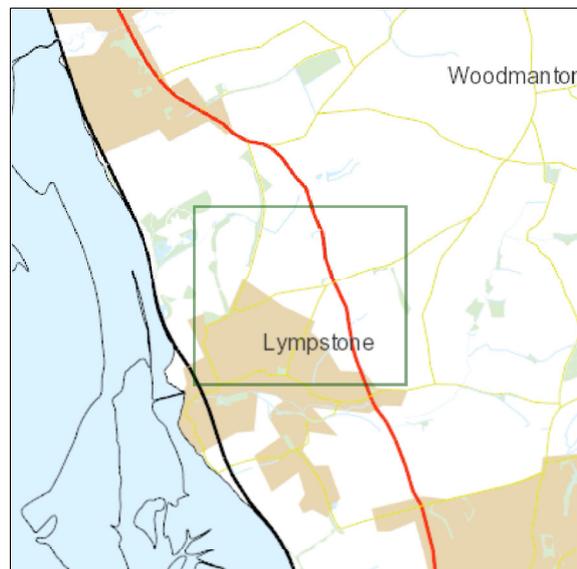
Ward Woodbury And Lymstone

Reference 19/2208/FUL

Applicant Mr Andy Dyer (Andy J Dyer Ltd)

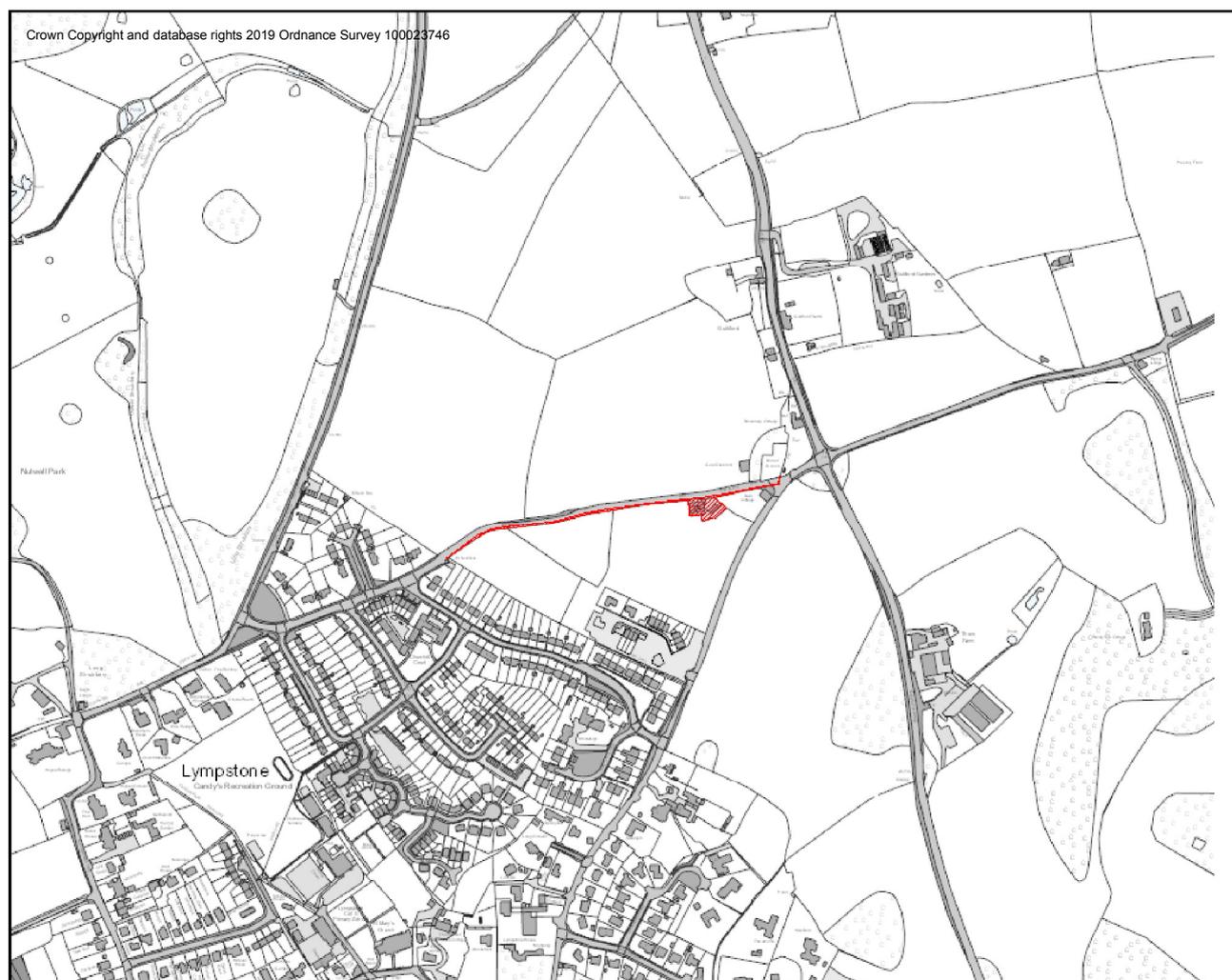
Location Strawberry Fields Livery Yard Meeting Lane
Lymstone Exmouth EX8 5HS

Proposal Conversion of two barns/stables to form one dwelling with a link extension (resubmission of application ref 18/0869/FUL)



RECOMMENDATION:

1. That the Habitat Regulations Appropriate Assessment outlined within the Committee Report be adopted; and,
2. That the application be **APPROVED** subject to conditions.



		Committee Date: 7th January 2020
Woodbury And Lympstone (Lympstone)	19/2208/FUL	Target Date: 05.12.2019
Applicant:	Mr Andy Dyer (Andy J Dyer Ltd)	
Location:	Strawberry Fields Livery Yard Meeting Lane	
Proposal:	Conversion of two barns/stables to form one dwelling with a link extension (resubmission of application ref 18/0869/FUL)	

RECOMMENDATION:

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2. That the application be **APPROVED** subject to conditions.

EXECUTIVE SUMMARY

This application is before members of the Development Management Committee because officer recommendation is contrary to the view of a Ward Member.

Planning permission is sought for the conversion of two barn/stables to form one dwelling on a site which is located outside of the Built-Up Area Boundary of the village as defined within the Lympstone Neighbourhood Plan (LNP) which defines the Built-Up Area Boundary for Lympstone.

The application has been submitted to address the comments made by a Planning Inspector on a very similar proposal in terms of the design of the conversion harming the character and appearance of the area.

Given that the Inspector on the previous proposal concluded that the site was in a suitable location with regard to its accessibility to services and facilities; that the building is structurally sound and capable of conversion; and, raised no other concerns with the proposal, these matters are again considered to be acceptable with the Inspector's decision forming a material consideration of significant weight. In light of this the principle of the conversion to residential use cannot be questioned and complies with Strategy 7, policies D8 and TC2 of the Local Plan and Policy 2 of the Lympstone Neighbourhood Plan.

The applicant has addressed the Inspectors concerns regarding the visual appearance of the conversion by re-positioning a single storey link extension into

the middle of the buildings to reduce its visual prominence; changing the external materials to timber cladding with profiled sheet roofing; proposing windows and doors in timber; retaining the louvered openings to the building; screening amenity areas; and proposing no new openings to the roadside elevation.

These changes are considered to address the Inspectors previous concerns and result in a development that would appear appropriate within its context and retaining its rural building character and appearance.

Subject to conditions, the application is considered to be acceptable and has adequately addressed the Inspectors previous concerns.

CONSULTATIONS

Local Consultations

Woodbury And Lympstone - Cllr Geoff Jung

I have viewed the documents for the planning application 19/2208/FUL for the Conversion of two barns/stables to form one dwelling with a link extension (resubmission of application ref 18/0869/FUL) at Strawberry Fields Livery Yard Meeting Lane Lympstone

I note the previous application was refused and was also rejected by the planning inspectorate on appeal.

The Planning inspector's conclusion was:

17. I have found that the site is suitable with regard to its accessibility to services and facilities, and that the buildings are structurally sound and capable of conversion. However, the proposed development would harm the character and appearance of the area, failing to provide necessary enhancement.

18. Taking all matters into account, including the pre-application advice and officer recommendation to grant planning permission, I find that the proposal would conflict with the development plan when read as a whole. There are no other considerations, including the National Planning Policy Framework, that outweigh the conflict. I therefore conclude that the appeal should be dismissed.

Having reviewed the documents provided by the Applicants Agent I consider the application would harm the character and appearance of the area and therefore I cannot support it

I wish reserve my final view on this application, until I am in full possession of all the relevant arguments for and against.

Further comments:

I have viewed the further documents for the planning application 19/2208/FUL for the Conversion of two barns/stables to form one dwelling with a link extension (resubmission of application ref 18/0869/FUL) at Strawberry Fields Livery Yard Meeting Lane Lympstone. The amendments I consider would still harm the character and appearance of the area and therefore I cannot support the proposal, but I reserve my final views on the application until I am in full possession of all the relevant arguments for and against.

Parish/Town Council

Recommendation: OBJECT due to the application not being that dissimilar to the original application. Lympstone Parish Council have concerns of the application being outside the building boundary, in open countryside, no mains sewage connection and light pollution.

Technical Consultations

Conservation

No comments as the works would result in little or no harm to the heritage assets within the immediate and wider area.

Other Representations

3 letters of objection have been received and the reasons for objection can be summarised as follows:

- Should be kept as green space;
- Site is not accessible;
- Increased flood risk;
- Not needed;
- In open countryside;
- Outside of BUAB;
- Light pollution;
- Lack of surface and foul water drainage;
- No footpaths or lighting on the road;
- Reliance upon the use of the car;

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies Lympstone Neighbourhood Plan (Made)

Strategy 7 (Development in the Countryside)

Strategy 44 (Undeveloped Coast and Coastal Preservation Area)

D1 (Design and Local Distinctiveness)

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)

Strategy 27 (Development at the Small Towns and Larger Villages)

Government Planning Documents

NPPF (National Planning Policy Framework 2019)

National Planning Practice Guidance

Site Location and Description

The site comprises two single storey timber clad stable blocks with a concrete yard between them and a detached garage. The stables are accessed off Meeting Lane just north of Lympstone and are orientated east-west and sit parallel to Meeting Lane.

In planning terms, the site is located in the countryside, outside of the built-up area boundary of Lympstone as defined within the Lympstone Neighbourhood Plan. The site falls within an area designated as a Coastal Preservation Area.

Planning History

Members will recall planning application 18/0869/FUL for the conversion of two barns/stables to form one dwelling with a link extension, and use of remaining buildings for ancillary domestic purposes which was reported to Development Management Committee on the 2nd October 2018. Officers recommended the application was approved however the recommendation was overturned and the application was refused for the following three reasons:

1. The proposed development by reason of its location in the countryside, remote from essential services and facilities within Lympstone required for daily living would result in an unsustainable form of development with reliance upon the use of the motor vehicle to access the services. As such the proposal would be contrary to the provisions of Strategy 7 (Development in the Countryside), and policies D8 (Re-use of Rural Buildings Outside of Settlements) and TC2 (Accessibility of New Development) of the East Devon Local Plan 2013-2031 and policy 2 of the Lympstone Neighbourhood Plan.

2. In the opinion of the Local Planning Authority insufficient information has been provided to demonstrate that the building is structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction. The proposal would therefore be contrary to the provisions of policy D8 (Re-use of Rural Buildings Outside of Settlements) of the East Devon Local Plan 2013-2031 and policy 2 of the Lympstone Neighbourhood Plan.

3. The introduction of a residential dwelling in this rural location would fail to enhance the character of the building or its setting and would result in a development that would have a harmful impact on the countryside. The proposal would therefore be contrary to the provisions of Strategy 7 (Development in the Countryside) and policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan 2013-2031 and policies 2 and 3 of the Lympstone Neighbourhood Plan.

An appeal was lodged against the Council's decision in which the Inspector considered a number of issues including the impact of the conversion on the character and appearance of the building and the area, the suitability of the location in terms of accessibility to services, whether the buildings are structurally sound and capable of conversion and habitat mitigation.

Whilst the Inspector dismissed the appeal, it was not on the basis of the proposal being structurally unsound, or due to its location in the countryside, but on the basis that the design of the conversion would have an unacceptable, adverse effect on the character and appearance of the area. It would conflict with Policies D8, D1 and Strategy 7 of the Local Plan and Policies 2 and 3 of the LNP in so far as they require the conversion of buildings within this location to respect the character of the area and provide an enhancement to the site and its immediate setting.

It will be necessary to draw upon the conclusions of the Inspector on these issues which are material considerations that should be afforded considerable weight and will be discussed within the relevant sections of this report.

Proposed Development

Planning permission is sought for the conversion of the stables to create a three bedroom dwelling. The conversion would utilise the footprint of the existing buildings but includes a single storey central extension to link the two buildings together. The space in-between the two stables would be used as a courtyard. The existing stables (third building) would be retained for that purpose. The site would be accessed via the existing vehicular entrance off Meeting Lane.

It is pertinent to note that this proposal seeks to address the previous concerns of the Inspector in terms of the impact on the character and appearance of the building and the area by:

- Moving the single storey link extension into the middle of the buildings
- Changing the external materials to timber cladding with profiled sheet roofing
- Windows and doors to be timber framed
- No new openings would be created in the roadside elevation.

Issues and Assessment

The main issues to consider in determining the application are in terms of the principle of development, the impact of the conversion on the character and appearance of the area, heritage assets, ecology and biodiversity, drainage and highway safety.

Key observations from the aforementioned appeal decision will be extracted in the assessment of the proposal which is considered to be a material consideration in the determination of this application.

Principle

The village of Lypstone has been identified as being a sustainable settlement suitable for residential development under Strategy 27 (Development at the Small Towns and Larger Villages) of the Local Plan because of its range of services, facilities and access to public transport. This site is however located outside of the built-up area boundary of the village as defined within the Lypstone Neighbourhood Plan (LNP) and the Villages Development Plan Document. In addition, the site falls within an area designated as a Coastal Preservation Area where development or any change of use will not be allowed if it would damage the undeveloped/ open status of the designated area (Strategy 44 of the Local Plan refers).

Strategy 7 (Development in the Countryside) of the Local Plan states 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'.

Policy 2 of the LNP states that 'other than through the conversion of suitable rural buildings, the development of new isolated homes in the countryside will generally be resisted'.

Policy 4 of the LNP seeks to ensure that new housing meets the needs of the parish community identifying a need for two and three bedroom family houses and single storey homes adapted for the elderly.

The conversion of rural buildings is therefore principally addressed by Policy D8 of the East Devon Local Plan and Policy 2 of the Lypstone Neighbourhood Plan (LNP). Policy D8 requires existing buildings to be structurally sound and capable of conversion, for the site to be located close to a range of accessible services and facilities, and for proposals to enhance the character of the site and its setting. Policy 2 of the Neighbourhood Plan allows suitable conversions in the countryside and as such the criteria to Policy D8 of the Local Plan can be relied upon to consider the proposal against.

Policy D8 (Re-use of Rural Buildings Outside of Settlements) of the Local Plan states that the re-use or conversion of buildings in the countryside outside of Built-up Area Boundaries will be permitted where:

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.

c) Development is located close to a range of accessible services and facilities to meet everyday needs of residents.

Accessibility to Services:

Comment: The previous application was refused by the Council on the grounds that the proposed development by reason of its location in the countryside, remote from essential services and facilities within Lypstone required for daily living would result in an unsustainable form of development with reliance upon the use of the motor vehicle to access the services. The proposal was considered to be contrary to the provisions of Strategy 7 (Development in the Countryside), and Policies D8 (Re-use of Rural Buildings Outside of Settlements) and TC2 (Accessibility of New Development) of the East Devon Local Plan 2013-2031 and Policy 2 of the Lypstone Neighbourhood Plan.

In respect of the suitability of the location the Inspector made the following observations:

'Meeting Lane is generally straight and visibility is largely unobscured. The width of the carriageway and the presence of verges allows vehicles and pedestrians to share the space. For these reasons, walking or cycling into Lypstone to access its services and train station would be a practicable option for occupants of the proposed dwelling. At times of inclement weather or darkness short trips could be made into the village by car, but I do not consider this to be significantly different to households within nearby residential areas.

In addition, the bus stops on the A376 provide access to Exmouth and Exeter. The journey to these bus stops is relatively brief and there is a pavement along the majority of the route. Although unlit, passing vehicles would provide supervision. As such, I am satisfied that the site is not remote from essential services and the proposal would not be unduly reliant on the motor car.

Consequently, the site would provide a suitable location for housing, having regard to the accessibility of services and facilities. The proposal would accord with Policies D8, and TC2 of the Local Plan in so far as they require development to minimise the need to travel by car by being located close to a range of accessible services and facilities. Strategy 7 of the Local Plan and Policy 2 of the LNP make no specific reference to accessibility to services and so there is no conflict with these policies in this regard'.

Having regards to the above wording and decision of the Inspector, and whilst the site is within the countryside, the site cannot be argued to be isolated or significantly divorced from local services, facilities or public transport that would justify a reason for refusal on accessibility or sustainability grounds contrary to Policies D8 or TC2 of the Local Plan or Policy 2 of the Neighbourhood Plan.

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;

Comment: The previous application was refused by the Council on the grounds that insufficient information had been provided to demonstrate that the building is structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction. The proposal was considered to be contrary to

the provisions of policy D8 (Re-use of Rural Buildings Outside of Settlements) of the East Devon Local Plan 2013-2031 and policy 2 of the Lymestone Neighbourhood Plan.

In respect of whether the building is structurally sound, the Inspector made the following observations:

'The appellant's evidence identifies that the buildings are structurally sound, and this is not disputed by the Council's Building Control Officer. There is no substantive evidence before me which challenges this position.'

The proposal would introduce sheathing to stabilise the walls and additional purlins to the roofs of the existing buildings. In my opinion, these internal works would augment the structures, and would not amount to the substantial alteration or reconstruction of the existing buildings. This could be carried out with little external alteration and the proposed extension is a modest element of the proposal.

As such, I am satisfied that the proposal demonstrates that the buildings are structurally sound and capable of conversion. I therefore conclude that the proposal would accord with Policy D8 of the Local Plan and Policy 2 of the LNP in so far as they relate to the conversion of suitable rural buildings'.

In light of the Inspectors findings on this issue, it is not considered that an objection could reasonably be sustained on the grounds that the buildings are not structurally sound and capable of conversion. The proposal is therefore considered to represent a conversion of the buildings which would comply with the provisions of this part of the Policy D8 of the Local Plan.

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.

b) that its conversion will enhance its setting – e.g. through removal of modern extensions and materials, outside storage, landscaping etc.

Comment: The previous application was refused by the Council on the grounds that the introduction of a residential dwelling in this rural location would fail to enhance the character of the building or its setting and would result in a development that would have a harmful impact on the countryside. The proposal was considered to be contrary to the provisions of Strategy 7 (Development in the Countryside) and policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan 2013-2031 and policies 2 and 3 of the Lymestone Neighbourhood Plan.

In respect of character and appearance, the Inspector made the following observations:

'The proposal would insert domestic windows and doors into the buildings and a rendered link extension within the yard. Although the north stable building screens the site to an extent, the alterations would be visible from the adjacent highway and would introduce a degree of domestic embellishment which would contrast awkwardly with the otherwise functional character of the site. Render is not necessarily a contemporary material, and it would look out of place amongst the otherwise utilitarian

materials within the development. The legibility of the grouping arranged around a yard would be compromised by the location and form of the proposed link extension. In addition, the outside space would be formalised and contain inevitable domestic paraphernalia and activity which would contribute to the perceptible change in the character of the site.

I acknowledge that all residential conversions of rural buildings will lead to a degree of domesticity. However, in this case the design of the proposed conversion would provide a visibly contrived appearance incongruous with the rural environment. This could not, in my opinion, be overcome by limited landscaping along the roadside boundary.

I therefore find that the proposed development would have an unacceptable, adverse effect on the character and appearance of the area. It would conflict with Policies ED8, D1 and Strategy 7 of the Local Plan and Policies 2 and 3 of the LNP in so far as they require the conversion of buildings within this location to respect the character of the area and provide an enhancement to the site and its immediate setting’.

This revised proposal has been submitted with a number of changes to the design, layout and use of materials to the previously refused scheme in an attempt to address the Council’s and the Inspector’s concerns about the impact of the conversion on the character and appearance of the building and the surrounding area. The changes include:

- Re-positioning the single storey link extension into the middle of the buildings to reduce its visual prominence
- Changing the external materials to timber cladding with profiled sheet roofing
- Windows and doors to be timber framed
- No new openings would be created in the roadside elevation

Moving the single storey link extension centrally between the two stable buildings would ensure that it does not appear visible from the adjacent highway and in so doing would address the concerns of the Inspector in respect of introducing a degree of domestic embellishment that would contrast awkwardly with the otherwise functional character of the site.

The materials used to clad the proposed single storey extension would be changed from render to timber cladding and a box profiled metal sheet roof which would ensure that materials do not appear utilitarian and are more appropriate to the functional character of the stable building and their rural setting. Amended plans have also been received which have removed windows that were proposed in place of the existing ventilation shutters on the roadside elevation. Retaining these shutters for ventilation would reduce the degree of domestic embellishment which was a previous concern of the Inspector.

With regard to the formalisation of the space and inevitable domestic paraphernalia, this will now be screened from the road by new entrance gates to the outer courtyard and fall within the fenced Inner courtyard. In addition to the removal of permitted development rights, this will reduce the degree of domesticity to an accepted extent.

On balance, the changes to the previously refused scheme would ensure that the amount of domestic embellishment is reduced and that the legibility of the stable grouping around a yard would not be compromised by the location and form of the proposed link extension. Concerns in relation to the impact of the proposed conversion on the rural character of the buildings and the surrounding area have therefore been appropriately addressed.

With regard to any impact upon the Coastal Preservation Area, the Inspector raised no concerns with regard to this and there is no objection raised as Strategy 44 states that development in the Coastal Preservation Area will not be allowed if it would damage the undeveloped/open status of the area or impact upon openness. Given that the proposal is for the conversion of an existing building, the proposal will not be contrary to this policy.

4. The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures;

Comment: The existing site is used as a stables and therefore it isn't considered that a residential use would give rise to significant additional traffic movements. The existing garage on the site would be retained and used for storage and parking so there would be no additional harm to the countryside in this respect.

The Inspector raised no concerns with regards to highway safety or parking on the previous proposal and as such it would be unreasonable to raise concerns on these matters in relation to the current proposal.

5. The proposal will not undermine the viability of an existing agricultural enterprise or require replacement buildings to fulfil a similar function.

a) The building is no longer required for agricultural use or diversification purposes

Comment: The site is in an equestrian use so its conversion to residential would not undermine an existing agricultural enterprise.

Again, the Inspector raised no concerns with regards the viability of an existing agricultural enterprise and as such it would be unreasonable to raise concerns on these matters in relation to the current proposal.

Heritage Impact

The Council's Conservation Officer advised on the previous proposal that it would result in little or no harm to the heritage assets (grade II listed Boundary Cottage and the Burial Ground) within the immediate and wider area.

Given this, and given that the Inspector did not raise any concerns with regard to impact upon heritage assets, the proposal is acceptable on these grounds and will not result in any harm.

Ecological Impact

The application is accompanied by an ecological survey which has been prepared by a suitably qualified ecologist. The report has surveyed the buildings which are to be converted and confirms that they do not support a bat roost and the conversion would not result in any harm or disturbance to bats. The report advises that a total of 18 former swallows nests were identified within the stables and that it is likely that bird nest sites could be re-established, with/ upon the stables during future bird nesting seasons. The ecological report sets out a number of appropriate measures and mitigation and enhancement which includes the provision of a bat roosting unit and a house sparrow nesting terrace which can be secured through condition. It is not considered that the proposal would give rise to any harm to species which are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 and the provisions of policy EN5 (Wildlife Habitats and Features) of the Local Plan.

The Inspector raised no concerns regarding impact upon ecology.

Habitats Regulation Assessment and Appropriate Assessment

The nature of this application and its location close to the Exe Estuary and 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 Exe Estuary and 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. This development will be CIL liable and the financial contribution has been secured. 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.

The Inspector stated that he would have sought more information on the effectiveness of the contribution but this process has been long established and supported by Natural England and as such the impact have been adequately mitigated.

Highway Safety

Covered in the earlier section of the report, it isn't considered that the proposal would give rise to significant additional traffic movements to affect highway safety. The site access has a good level of visibility and the proposal makes adequate provision within the site for parking and turning such that it is considered that the proposal complies with the provisions of policies TC7 (Adequacy of Road Network and Site Access) and TC9 (Parking Provision in New Development) of the Local Plan.

The Inspector raised no objections on highway safety grounds to the appeal proposal and the same conclusion should be drawn on the current proposal.

Drainage

The application is for a single dwelling that is not located within a flood zone.

The proposal will be subject to the need to secure Building Regulations approval that will ensure that surface water and foul drainage are adequately dealt with.

Given the location of the site within the countryside, the proposal will need to include soakaways to deal with surface water run-off. Whilst the application forms indicate connection to a mains sewer, if this is not possible, on-site treatment of the waste will be required.

The Inspector did not raise any concerns with regard to drainage.

CONCLUSION

The application seeks permission to convert existing buildings from equestrian use to a 3 bed dwelling. It has been submitted to address the comments made by the Inspector on a previous proposal in terms of the design of the proposal harming the character and appearance of the area.

Given that an Inspector on a previous proposal for conversion of the building to a dwelling concluded that the site was in a suitable location with regard to its accessibility to services and facilities; that the building is structurally sound and capable of conversion; and, raised no other concerns with the proposal, these matters are again considered to be acceptable with the Inspectors conclusion forming a material consideration of significant weight. As such the proposal is considered to comply with Strategy 7, Policies D8 and TC2 of the Local Plan as well as Policy 2 of the Lympstone Neighbourhood Plan.

The applicant has addressed the Inspectors concerns regarding the visual appearance of the conversion by re-positioning a single storey link extension into the middle of the buildings to reduce its visual prominence; changing the external materials to timber cladding with profiled sheet roofing; proposing windows and doors in timber; retaining the louvered openings to the building; screening amenity areas; and proposing no new openings to the roadside elevation.

These changes are considered to address the Inspectors previous concerns and result in a development that would appear appropriate within its context and retaining its rural building character and appearance.

Subject to conditions, the application is considered to be acceptable and had adequately addressed the Inspectors previous concerns.

RECOMMENDATION

- 1. That the Habitat Regulations Appropriate Assessment outlined within the Committee Report be adopted.**
- 2. That the application be APPROVED 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 shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted 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 considered at an early stage and are sympathetic to 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.)
4. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancement measures contained within the bat and protected species survey prepared by Ecologic dated March 2018 ref 180306 rev 00.
(Reason: In the interests of biodiversity and ecology in accordance with the provisions of policy EN5 (Wildlife Habitats and Features) of the East Devon Local Plan 2013-2031).
5. 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, B, 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 landscape management scheme]
(Reason - The space available would not permit such additions without detriment to the character and appearance of the area in accordance with the provisions of policies D1 (Design and Local Distinctiveness) and D8 (Re-use of Rural Buildings Outside of Settlements) of the Adopted East Devon Local Plan 2013-2031.)
6. No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The scheme shall also give details of any proposed walls, fences and

other boundary treatment. The landscaping scheme shall be carried out in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and 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.)

7. The development hereby permitted shall be carried out in accordance with the conclusions and recommendations contained within the Structural Report prepared by StructureHaus dated 17th July 2018 ref 02843E and received in association with planning application reference 18/0869/FUL and referenced in the Planning and Heritage Statement 7th October 2019.

(Reason: To ensure that the conversion of the buildings are undertaken without substantial alteration or re-construction in the interests of the character and appearance of the building and in accordance with the provisions of policy D8 (Re-use of Rural Buildings Outside of Settlements) of the East Devon Local Plan 2013-2031).

Informative:

For the avoidance of doubt, permission is granted on the basis of a conversion. Should any structural issues not identified within the report be found requiring rebuilding of the structure a new planning permission maybe required.

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:

1100/4 Rev A Proposed Site Plan 14.11.19

1100/5 Rev A Proposed Elevation 14.11.19

1100/6 Rev A: proposed visuals Other Plans 14.11.19

1100/7 Rev A: entrance comparison Other Plans 14.11.19

180306 rev 00 Protected Species Report 07.10.19

Location Plan 10.10.19

1100/2 Proposed Elevation 10.10.19

List of Background Papers

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