

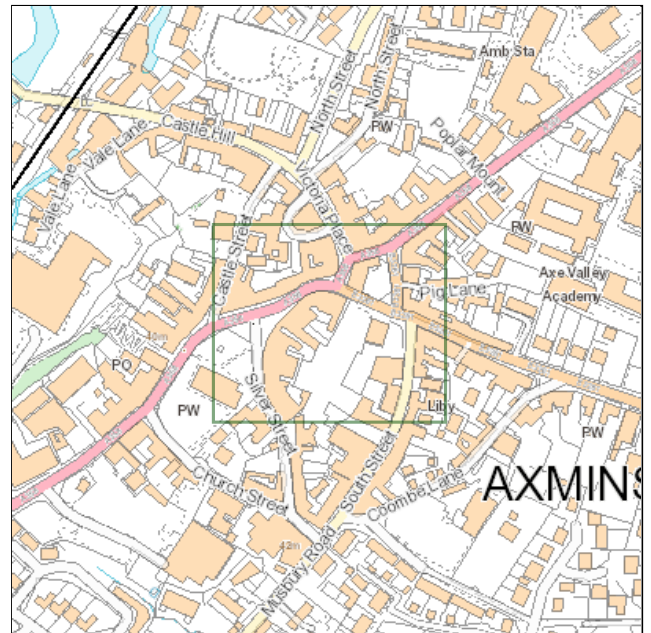
**Ward** Axminster

**Reference** 20/0753/FUL

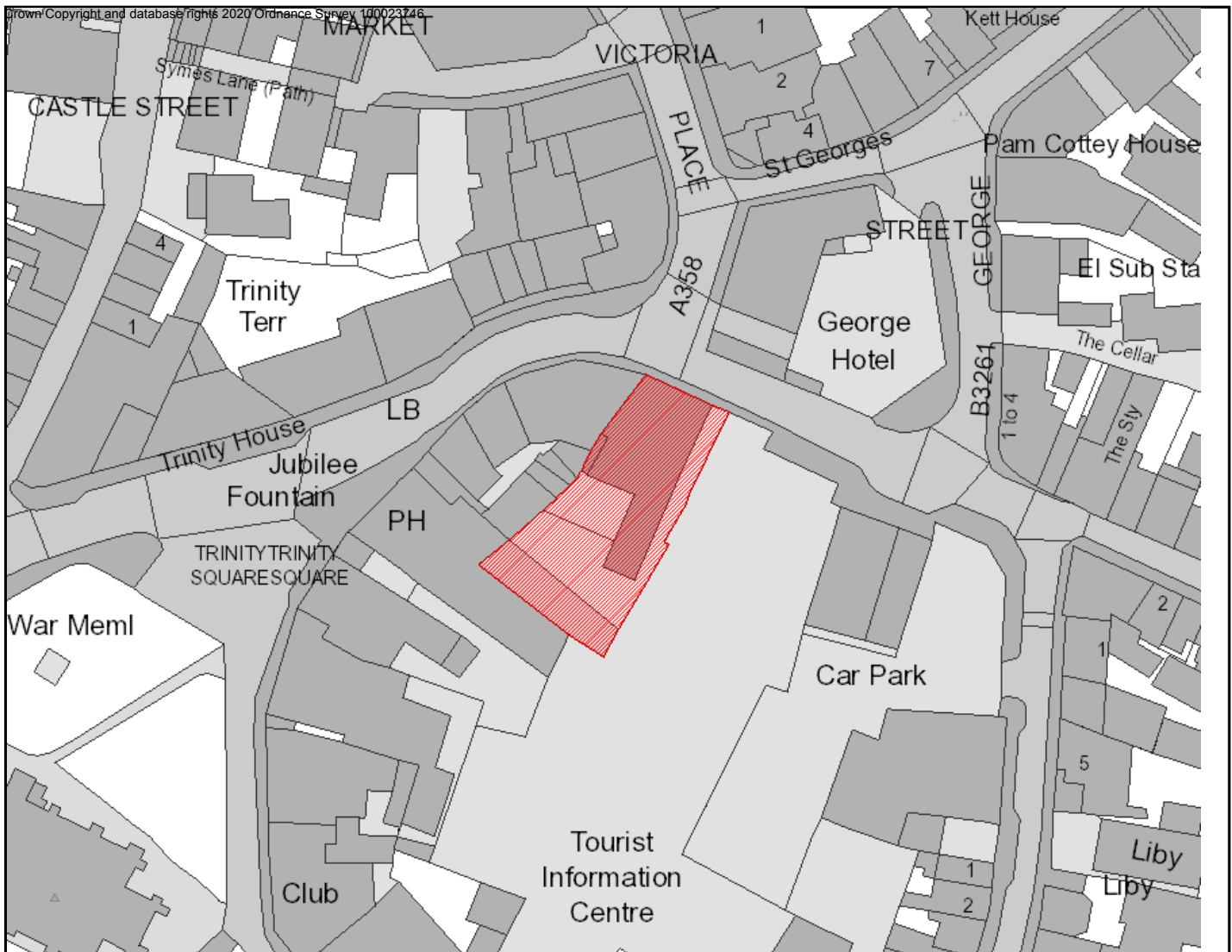
**Applicant** Mr Hamid Hall

**Location** Former Natwest Bank Victoria Place Axminster  
EX13 5AB

**Proposal** Demolition of existing single storey rear extension and construction of terrace of 3 no. dwellinghouses



### RECOMMENDATION: Refusal



		<b>Committee Date: 07.10.2020</b>
<b>Axminster (Axminster)</b>	<b>20/0753/FUL</b>	<b>Target Date: 24.06.2020</b>
<b>Applicant:</b>	<b>Mr Hamid Hall</b>	
<b>Location:</b>	<b>Former Natwest Bank Victoria Place</b>	
<b>Proposal:</b>	<b>Demolition of existing single storey rear extension and construction of terrace of 3 no. dwelling houses</b>	

**RECOMMENDATION: Refusal**

#### **EXECUTIVE SUMMARY**

**This application is before Members as the officer recommendation differs from the view of the Ward Members.**

**The proposal seeks planning consent for the creation of a terrace of three town houses and land to the rear of the former NatWest.**

**Objections from the Conservation Officer have been received. In the main these relate to the impact on the setting of the listed building and Conservation Area. The position, scale and size of the development negatively impacts the setting of the listed building and in particular the rear of this building.**

**The proposal is therefore considered to result in harm which is considered to form 'less than substantial harm'. As there are no public benefits of sufficient weight to outweigh the identified harm the proposal conflicts with the requirements of Local Plan policies EN9 and EN10 and the guidance in the NPPF in relation to heritage assets.**

**Although there is no other harm identified from the proposal, and it will contribute to the provision of 3 dwellings in the town centre, the harm to heritage assets and the need to give this 'special regard', weighs heavily against the proposal.**

**In light of the harm identified to the setting of the nearby listed buildings and wider Conservation Area, the application is recommended for refusal.**

## **CONSULTATIONS**

### **Local Consultations**

Axminster – Cllr Sarah Jackson

I am in general support of this application as it delivers town centre housing on what would effectively be an unused dead space tucked behind a commercial building that could be used for little else. I do however look forward to the officer's report and will consider any additional evidence at that time.

Updated 23.09.2020 –

In response, I can confirm that my earlier comments remain unchanged and I still support approval, as do my fellow ward members, I understand. Under normal circumstances, I would suggest a site visit so that members of the planning committee could view the plans in the context of the physical location. This would allow members to see the numerous modern buildings that surround this site which are arguably equally incongruous and out-of-keeping with the listed buildings in the vicinity - one has only to glance at the prominent position of our local Costa Coffee outlet and the increasingly dilapidated empty shops visible from the front of the historic George Hotel (east), as well as the collection of modern additions to the rear of the buildings to the North West of the proposed site (whose frontages are onto Trinity Square and the Minster)

The proposed dwellings are situated to the south of The George and would be tucked behind the substantial NatWest building and not at all visible from the front of the Hotel. In fact, they will be invisible from virtually all angles of The George - other than perhaps from the hotel carpark, where patrons focus will be on The George itself and not the NCP car park opposite: I would go further and say that the proposed dwellings would actually improve the street scene - certainly when compared to the ageing NatWest building, the semi-derelict former Lawsons shop and the partially gravelled, temporary car park sandwiched in between. Therefore, I can only conclude that the visual impact will be minimal but, if anything, positive and certainly not harmful to the overall character and visual amenity.

With regards to the North West of the site, the current view is of the flat roofed extension to the NatWest building which has seen better days alongside its ill-maintained and overgrown garden, a collection of modern-looking slate roofs all at a variety of heights and, set to the West, the rear of a larger white, listed building (featuring a modern fire escape) which is partially obscured from view by a modern-looking red brick and slate outbuilding/garage. Again, I can only conclude that this development would improve the street view rather than detract from already obscured listed buildings.

I acknowledge the comments made by the Conservation Officer as to the special regard that must be given to listed buildings and conservation areas which I wholeheartedly agree with. However, I do not believe that the proposed dwellings will harm the character and heritage appearance of our town centre but actually complement the wide range of building styles already prevalent in the conservation area providing it is undertaken sympathetically and uses materials which are in

keeping with the surrounding buildings, particularly the existing NatWest building so that it blends into the curtilage. Perhaps this could be a planning condition?

I would also highlight a recent application that was approved for a number of similar dwelling just outside of the conservation area but directly opposite a listed building that was sited within the conservation area. Those dwellings were in much closer proximity to the listed building and whilst clearly not and exactly like for like application, this committee approved that application just a few short months ago with the justification of a need for housing.

Whilst I don't agree with overdevelopment, this application does provide town housing, in a town centre setting, surrounded by amenity (Medical practice, schools, library, retail, restaurants, pubs, taxi station, bus stops, train station, supermarkets, church and open green space) all within a stone's throw! The report recognises that the harm to the character of the area and heritage assets as "less than substantial" but with no "public benefit" to outweigh it. In my view, with all of the above considered, I can't help but disagree with this statement as I believe the benefit is clearly evident in this case.

I note that there have been a number of other recommendations made by other consultees for conditions for this application should it be approved. As the recommendation is refusal, these haven't been comprehensively reported on. Should the committee decide that approval is more appropriate, I would ask that these recommendations be considered and applied to the consent where relevant.

I must add at this point that I am a little surprised to see references made by officers within the report to a possible future planning application. I am in general support of the revitalisation and regeneration of Axminster as a whole, however, my (limited) experience of the planning process is that applications must be determined based on what is there now and not what might potentially one day come to pass. I would urge members therefore to disregard those particular comments as I believe it would be both premature and inappropriate to take these into consideration when deciding this application.

Axminster - Cllr Andrew Moulding

I recommend that this application is approved

Updated 17.09.2020 -

I recommend approval.

Axminster - Cllr Ian Hall

I have no present objections regarding this planning application.

Updated 16.09.2020 -

I recommend approval.

Parish/Town Council

AXMINSTER TOWN COUNCIL OPPOSES THIS APPLICATION WHICH APPEARS TO BE INAPPROPRIATE OVER DEVELOPMENT OF A BACKLAND SITE WHICH IS ACCESSIBLE ONLY BY A NARROW PEDESTRIAN ACCESS. THIS COULD POSE CONSIDERABLE PROBLEMS FOR RESIDENTS AND FIRECREW WERE A FIRE TO BREAK OUT. IN ADDITION, THIS NARROW ACCESS IS, ITSELF, ACCESSED OFF ONE OF THE MAIN PINCH POINTS IN THE TOWN'S MEDIAEVAL ROAD SYSTEM. IT IS HIGHLY LIKELY THAT THE DWELLINGS PROPOSED IN THE CURRENT APPLICATION WOULD BE OVERSHADOWED AND HEMMED AS A RESULT OF ANY DEVELOPMENT OF THE WEBSTER'S GARAGE SITE WHICH IS A KEY SITE IN THE TOWN. THREE ' BEDROOM PROPERTIES ARE LIKELY TO ATTRACT 2 CAR OWNERS EACH AND THERE IS NO ONSITE PROVISION FOR CAR PARKING AT ALL. BECAUSE IT IS VERY DIFFICULT TO TRAVEL TO WORK OUTSIDE AXMINSTER USING PUBLIC TRANSPORT, THE LIKELIHOOD IS THAT THERE WOULD BE FURTHER PRESSURE ON ON-STREET PARKING IN THE TOWN.

### **Technical Consultations**

#### Devon County Highway Authority

##### Observations:

The proposed development is located in the centre of Axminster where there is good pedestrian and cycle access, close shops and other amenities, public transport links via bus and train and close to municipal car parks. As such the development can be considered an ideal location for non-vehicular development.

##### Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, HAS NO OBJECTION TO THE PROPOSED DEVELOPMENT

Officer authorised to sign on behalf of the County Council  
13 May 2020

#### Environmental Health

The development is located between commercial premises, car park and nearby road system, indicating that a good standard of insulation will be required, in particular for openings - windows and doors. The extent to which ventilation should not rely on opened windows (for example the employment of mechanical and/or acoustically-treated forced ventilation) needs to be established and, if required, a suitable scheme to control noise to habitable rooms specified.

While no acoustic information has been submitted with the application, there is every prospect that should ambient noise levels require it, that suitable, practical noise protection can be incorporated into the development.

We would strongly advise therefore that the following condition be applied to any permission:-

1. No development shall commence until a suitably qualified acoustic consultant has identified what measures, if any, may be necessary to ensure that harm to amenity (including habitable rooms the external area) is unlikely to result. A written report shall be submitted to the Local Planning Authority (LPA) which shall detail all measurements taken and results obtained, together with any sound reduction scheme recommended and the calculations and reasoning upon which any such scheme is based. Such a report is to be agreed, in writing, by the LPA and the approved measures shall be implemented in their entirety prior to occupation of any part of the premises. All sound level measurements to be expressed as 'A' weighted "Fast" response levels unless otherwise stated. The rating level shall be assessed according to the approach given in British Standard BS4142:2014 (as amended) with the proviso that the background noise level shall be taken to be the background noise level (L90) prior to development in order to prevent the occurrence of creeping ambient noise.

Reason: To protect the amenity of residents from noise and vibration

#### Contaminated Land Officer

I have considered the application, which is located on land previously used as a bank. However, land in close proximity to this site is known to have had potentially contaminative uses. Therefore, in order to determine the impact of and risk from any such contamination and bring site back into suitable condition, we recommend that the following condition (CT3) be applied to any permission granted:

#### CT3            Phased Condition:

Unless otherwise agreed by the Local Planning Authority, development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

#### 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination.

(ii) an assessment of the potential risks to:

Human health,

Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,  
Adjoining land,  
Groundwaters and surface waters,  
Ecological systems,  
Archeological sites and ancient monuments.

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

## 2. Submission of Remediation Scheme

Where identified as necessary as a result of the findings of the investigation above, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and submitted for approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development (other than any part of the development required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and will be subject to the approval in writing of the Local Planning Authority.

## 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time during the approved development works that was not previously identified, the findings must be reported in writing immediately to the Local Planning Authority. A new investigation and risk assessment must be undertaken in accordance with the requirements of condition 1 above and where remediation is necessary a new remediation scheme must be prepared in accordance with the requirements of condition 2. This must be subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

## 5. Long Term Monitoring and Maintenance

Where identified as necessary, a monitoring and maintenance scheme to include monitoring the long term effectiveness of the proposed remediation over a period to be agreed with the LPA, and the provision of reports on the same must be prepared, both of which will be subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN16.

Devon County Archaeologist

My ref: ARCH/DM/ED/35432a

I refer to the above application and your recent consultation. The proposed development lies within an area of high archaeological potential in the historic core of Axminster and within an area that has previously not been developed and has survived to the present day as an open space/garden to the rear of the former bank. As such, there is potential for the site to contain significant archaeological deposits associated with the early settlement in Axminster. However, the information submitted in support of this application does not consider the significance of any below-ground archaeological deposits and is therefore not sufficient to enable an understanding of the significance of the heritage assets with archaeological interest within the application area or of the impact of the proposed development upon these heritage assets.

Given the high potential for survival and significance of below ground archaeological deposits associated with medieval and later settlement and the absence of sufficient archaeological information, the Historic Environment Team objects to this application. If further information on the impact of the development upon the archaeological resource is not submitted in support of this application then I would recommend the refusal of the application. The requirement for this information is in accordance with East Devon Local Plan Policies EN7 - Proposals Affecting Sites Which May Potentially be of Archaeological Importance - and EN8 - Significance of Heritage Assets and their Setting, and paragraphs 189 and 190 of the National Planning Policy Framework (2018).

The additional information required to be provided by the applicant would be the results of a limited programme of archaeological field evaluation to understand the survival and significance of any archaeological or artefactual deposits associated with the early town that may be present within the application area.



The results of these investigations will enable the presence and significance of any heritage assets within the proposed development area to be understood as well as the potential impact of the development upon them, and enable an informed and reasonable planning decision to be made by your Authority.

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/>.

#### RESPONSE TO ADDITIONAL INFORMATION – 13.08.2020

I refer to the above application. The Historic Environment Team has now received a copy of the report setting out the results of the archaeological evaluation of the proposed development area. This has demonstrated that the site has been subject to a degree of disturbance sometime in the 19th or 20th centuries and, as such, the archaeological potential of the site is low.

In the light of this new information I would like to withdraw the Historic Environment Team's previous objection, and do not consider that any further archaeological mitigation is required for impact of the development of the site.

The Historic Environment Team has no additional comments to make on this planning application.

#### Other Representations

One letter of support has been received to date (in summary);

- deliver crucial housing
- walking distance to local amenity
- generate construction work
- in-keeping with its surrounds.

#### **POLICIES**

##### Adopted East Devon Local Plan 2013-2031 Policies

D1 (Design and Local Distinctiveness)

Strategy 6 (Development within Built-up Area Boundaries)

EN10 (Conservation Areas)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

EN14 (Control of Pollution)

EN8 (Significance of Heritage Assets and their setting)

EN9 (Development Affecting a Designated Heritage Asset)

EN7 (Proposals Affecting Sites which may potentially be of Archaeological Importance)

Strategy 20 (Development at Axminster)

#### Government Planning Documents

NPPF (National Planning Policy Framework 2019)

NPPG (National Planning Policy Guidance)

#### Other Documents

Axminster Conservation Area Appraisal

#### Site Location and Description

The proposal seeks planning consent for the creation of three terraced dwellings to the rear of an existing NatWest bank. The terrace would comprise of three storey dwellings of a town house design. The dwellings would be viewable from the adjacent public car park. There are historic stone wall which provide for the site boundary and it should be noted that the proposal takes place within the designated conservation area. To the east of the listed George Hotel and to the north are listed buildings which have operated as café/shops/deli.

No off street parking is proposed. The site would be accessed via a pedestrian narrow path.

### **ANALYSIS**

The main issues concerning this proposal are:

- The principle of the development
- The design of the proposal and the impact on the heritage assets (listed buildings and conservation area)
- Archaeology
- The provision of parking
- The environmental health aspects of residential use of this site.

#### The principle of the development

The proposal takes place within the town centre of Axminster, within the recognised BUAB. In accordance with the strategic allocation of housing within the district strategy

6 of the adopted local plan accepts the principle of development within BUABs subject to site constraints.

The design of the proposal and the impact on the heritage assets (listed buildings and conservation area)

Policy D1 states that development should respect the local distinctiveness and local plan policy EN10 states that the historic fabric of the conservation area should be conserved or enhanced. The design has been promoted in that it sits well within the topography of the site and it is claimed it will be relevant when the adjacent building works have been completed. Policy EN9 states where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, the harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

The former Bank is located within the Axminster Conservation Area and is identified as being of Local Interest within the Conservation Area Character Appraisal. It is constructed in Ham Hill ashlar stonework and brick with a slate roof and is described as having significant period detail, largely unspoilt. Its significance derives from the age and formal appearance of the property dating from the late C19, and the use of traditional materials and typical design features and detailing; and its contribution to the streetscene and wider Conservation Area. It is a distinctive and prominent property in the heart of Axminster and makes a significant contribution to the town centre along with the adjacent properties in Trinity Square and Victoria Place, the majority being listed Grade II.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 states that in considering whether to grant planning permission for development which affects the setting of a listed building special regard shall be had to the desirability of preserving the building or its setting. Section 72 of the same Act, also provides a general duty for conservation areas.

This application relates to the construction of 3 no. dwelling houses on the rear garden of the former NatWest Bank. An application under 20/0590/FUL to remove the modern rear extension and change the use of part of the building to a flat is currently under consideration. The removal of this modern rear extension is welcomed and would improve the setting of this locally listed building and have a positive impact on the wider Conservation Area.

Whilst the heritage statement is light on information on how the development relates to its historic setting the design elements have given some thought to the heritage assets. For example the use of natural slate, sliding sash windows and the proportions of the fenestration relate well to an historic setting. Whilst these details nod to the historic context the overall form of a modern town house of three storeys does not correspond to the established hierarchy where buildings to the rear are noticeable lower in height compared to the road fronting counterparts. Whilst the ridge height is lower than the adjacent NatWest bank it is not by much and would not establish a sufficient level of subservience.

There is no precedent for development on this rear garden which appears to have always been an open space/garden area. The construction of new dwellings on this site would certainly alter the pattern of development here and will have an impact on the setting of the locally listed former NatWest Bank, the rear of the listed buildings fronting Trinity Square, Webster's Garage site and the wider Axminster Conservation Area. There is some concern that the application development of the site could prejudice the development of the Webster's Garage site.

Further consideration needs to be given to the overall design and appearance of the dwellings. These should preferably be subservient two storey dwellings rather than include a second floor, reflecting the local vernacular and therefore allowing the dormers to be omitted. The front doors should be solid timber and the fenestration simplified without multi-panes.

The construction of the 3no. dwellings in their current form will result in some harm to the architectural and historic character and appearance of this Locally Listed building, the surrounding Axminster Conservation Area and the setting of the listed buildings fronting Trinity Square.

#### Archaeology

The proposed development lies within an area of high archaeological potential in the historic core of Axminster and within an area that has previously not been developed and has survived to the present day as an open space/garden to the rear of the former bank. As such, there is potential for the site to contain significant archaeological deposits associated with the early settlement in Axminster.

Given the high potential for survival and significance of below ground archaeological deposits associated with medieval and later settlement and the absence of sufficient archaeological information, the Historic Environment Team originally objected to this application. The requirement for further information was in accordance with East Devon Local Plan Policies EN7 - Proposals Affecting Sites Which May Potentially be of Archaeological Importance - and EN8 - Significance of Heritage Assets and their Setting, and paragraphs 189 and 190 of the National Planning Policy Framework.

The applicant has carried out investigative work in order to meet the requirements of the County Archaeologist. Upon further consultation with the County Archaeologist they withdrew their original objection and therefore this issue does not weigh against the scheme.

#### The provision of parking

The submitted layout plans do not illustrate any onsite parking for vehicles. However, given the good level of facilities and services within Axminster itself this would not be insisted upon given these circumstances.

#### The environmental health aspects of residential use of this site

The application site lies adjacent to bistro/café/deli uses. At the time of the site visits some of these properties were vacant. Between the site and some of these properties

is a large stone wall which provides for suitable screening in terms of noise and smells. Accordingly no objection has been raised by the Environmental Health officer in this regard.

It is noted that the adjacent former Webster Garage site was previously recognised as potential contaminated land. The contaminated land officer has noted this raising potential for this adjacent site to also feature contamination. As such investigative and potential mitigation measures are recommended in the event of an approval.

### Other matters

Variation of Condition 3 of planning consent 16/0472/VAR facilitated a further temporary consent for use of the adjacent site as a car park until 31/12/2022. Strategy 20 (Town Centre) of the adopted Local Plan states that priority should be given to the regeneration of Webster's Garage site and adjacent land for business, town centre congestion etc. Strategy 20 states 'Promote the regeneration of the Webster Garage site and adjoining land to support commercial activity, enhance the public realm and address traffic congestion issues'.

This application involves development on adjoining land to Webster's Garage. However, there is no reason to suppose that this development, were it to go ahead, would compromise the commercial activity to take place on the Webster's Garage site. To date there have been no planning applications which have come forward to align with the aspiration of this strategy within the local plan. Accordingly, noting the purpose of this policy, it cannot be said that the proposal would conflict with commercial activities as the tangible details of any scheme have yet to come forward, if indeed there is eventually a planning application for commercial use.

### Conclusions

From the above the proposal has been found to harm the setting of the listed building and wider Conservation Area. Accordingly, and with special regard paid to the duties enshrined within Section 66 and 72 of the Listed Building and Conservation Area Act, 1990, the proposal harms the setting of the listed buildings and conservation area.

This harm is considered to be 'less than substantial' and in accordance with the NPPF it is necessary to balance this identified harm against any potential public benefits.

The Barnwell Manor Wind Energy Ltd Court of Appeal (CoA) judgment contains important findings which have direct implications where a listed building or its setting is affected or where it involves a building or other land in a conservation area. The Court in that case emphasised the need for decision makers to apply the intended protection for heritage assets as specified under s66(1) of the relevant 1990 Act and the parallel duty under s72(1) of that Act needs to give 'considerable importance and weight' to the desirability of preserving the setting of listed buildings when carrying out a balancing exercise of a planning decision. Accordingly the 'less than substantial' harm conclusion does not result in the alleviation of the requirements of the legislation noted above.

In certain circumstances public benefits can outweigh harm - however, in this case there are no such clear public benefits. Whilst the construction phase would entail short lived employment benefits and the proposal would make a modest contribution towards the supply of housing in the district these alone, or in combination, would not result in a public benefit which would overcome the identified harm to irreplaceable heritage assets. As a result the proposal fails to constitute sustainable development and is therefore recommended for refusal.

## **RECOMMENDATION**

REFUSE for the following reason:

1. The proposed dwellings, by reason of their large scale and incongruous design would detract from the surrounding historic character of the area and specifically the surrounding listed building. The proposal fails to conserve the historic fabric which results in less than substantial harm. As there are no public benefits to outweigh this identified harm there is conflict with policies EN9 (Development Affecting a Designated Heritage Asset) and EN10 (Conservation Areas) of the adopted East Devon Local Plan and guidance contained within the National Planning Policy Framework and the National Design Guidance.

## **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 seeks to work positively with applicants to try and ensure that all relevant planning concerns have been appropriately resolved; however, in this case the development is considered to be fundamentally unacceptable such that the Council's concerns could not be overcome through negotiation.

## **Plans relating to this application:**

113/NW/20rev 3	Proposed Combined Plans	21.04.20
NW/AX/210/19 rev 2	Existing Combined Plans	21.04.20
115/NW/20 rev 0	Layout	21.04.20
114/NW/20 rev 2	Combined Plans	21.04.20
	Existing Site Plan	07.04.20

Proposed Site Plan	07.04.20
Location Plan	07.04.20

List of Background Papers

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