

WEST DEVON BOROUGH COUNCIL
Notes to accompany Decision Notices

Building Regulations - This decision is not a decision under the Building Regulations and the applicant should ensure that all necessary approvals for the same proposal and same plans are obtained before commencing any work on the site. See www.devonbuildingcontrol.gov.uk for further information.

Discharge of Conditions – If your application has been approved with conditions then any pre-commencement conditions must be discharged before work starts. The fee to discharge conditions is per request, not per condition, and it is therefore more cost effective to discharge all conditions at once. Listed Building Consents and Conservation Area Consents are exempt from fees.

Amending your permission (only applies to planning permissions) – If you want to change some details of your planning permission and it is a very small change you can apply for a Non Material Amendment. Larger changes may need a Variation of Condition application to amend the plans condition or a new Planning Application.

Adherence to approved plans/conditions - Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

Right of Appeal - further *information about appealing can be found at* http://www.planningportal.gov.uk/uploads/pins/procedural_guide_planning_appeals.pdf

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/planning/appeals/ Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

Planning Appeals (Section 78 of the Town and Country Planning Act 1990).

- Householder appeals must be made within **12 weeks** of the date of this notice
- Minor Commercial Appeals must be made **within 12 weeks** of the date of this notice
- Other planning appeals must be made within **6 months** of the date of this notice.
- **Certificate of Lawfulness Appeals** (Section 195 of the Town and Country Planning Act 1990) - There is no time limit for submission of an appeal.
- **Listed Building Consent or Conservation Area Consent Appeals** (Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990). Appeals must be made within **six months** of the date of this notice.
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Advertisement Consent Appeals (Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007).

- Appeals must be made within **8 weeks** of the date of this notice.

High Court Challenge/Judicial Review

As there is no third party right of appeal the only route available for an objector to challenge a decision is through the courts. Legal advice should be sought before considering this option.

Purchase Notices

If the Local Planning Authority or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Disabled Persons

Where any planning permission granted relates to buildings or premises to which the public are to be admitted (whether on payment or otherwise) or to premises in which persons are employed to work, your attention is drawn to Sections 4, 7 and 8a of the Chronically Sick and Disabled Persons Act, 1970 and to the British Standards Institutions Code of Practice for Access for the Disabled to Buildings.

Dated this 8 August 2017

(Application Ref: **1827/17/FUL**)

Patrick Whymer

Development Management Lead
for and on behalf of the Council



**West Devon
Borough
Council**

In any correspondence please quote application number:
1827/17/FUL

FULL PLANNING APPLICATION GRANTED

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure)
(England) Order, 2015

Application No.: 1827/17/FUL

Date Received: 30 May 2017

Proposal: Change of use of grade II* former Police Station and Guildhall to form mixed use development of Heritage Gateway Centre and Council Offices.

Location: Tavistock Guildhall and Police Station, Guildhall Square, Tavistock, PL19 0AH

Applicant/Agent:

Mr Ian Farnfield
Gillespie Yunnie Architects
Lower Tweed Mill, Shiners Bridge
Dartington, Totnes
TQ9 6JB

Applicant:

Mr Wayne Southall
Council Offices
Drake Road
Tavistock
PL19 0AU

The West Devon Borough Council hereby **GRANT** permission to carry out the development described above **subject to the following condition(s)**:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 approved shall in all respects accord strictly with drawing numbers PL-001, PL-002, PL-005, PL-006B, PL-016, PL020, PL030, PL-100PL1, PL-102PL1, PL-104PL1, PL-106PL1, PL-110PL1, PL-112, PL-114PL1, PL-116PL1, PL-120PL2, PL-122PL2, PL-124, PL-130PL1, PL- 131PL1, PL-132PL2, PL-133PL2, PL-150, PL-151, PL-152, PL-155, PL-156, PL-160, PL-161, PL-162, PL-180, PL-181PL1, PL182, PL190, SK-402PL1, SK-410PL1, SK-420PL1, S-100P2, S-101P2, S-102P2, S-103P1, S-104P1, the Repair Specification document, the Design and Access Statement and the Flood Risk Assessment.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

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Development Management Lead
for and on behalf of the Council

3. Prior to the undertaking of each of the following areas of work further details shall be submitted to and agreed in writing with the local planning authority to include:-

- Full details of the new link doorway to the Magistrates robing room with elevations and sections at minimum 1:10 scale.

- Details of any works of alteration, adaptation or decoration of the courtroom furniture, fixtures and fittings.

- The removal of the internal window at the cell access must be demonstrated to be necessary and details of its recording provided. - Full details of the roofs and glazing to the extensions.

The works shall then be carried out as agreed.

Reason: To protect the character and special interest of the listed building.

4. No development shall take place until the applicant has secured the implementation of a programme of archaeological / historic building recording work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Planning Authority.

Reason: To ensure that an appropriate record is made of archaeological and historic fabric evidence that may be affected by the development.

5. None of the works of demolition hereby approved shall be carried out apart from in the delivery of the associated mixed use development. In the event of any other use being sought these works shall be the subject of a further listed building consent application.

Reason: The harm caused by these works is balanced by the public benefit of the end uses proposed and this benefit is not guaranteed by other uses either residential or commercial.

6. Prior to their installation the precise size, type, configuration, number and location of rooflights shall be agreed in writing with the local planning authority. The rooflights shall then be installed as agreed.

Reason: To complement the character of the listed building.

7. The building works/change of use shall not be implemented until a landscaping scheme has been submitted to and approved by the Local Planning Authority indicating the surface treatment, hard landscaping and any feature planting within the rear yard areas. The scheme submitted shall be fully implemented prior to the approved extensions being brought into use.

Reason: In the interest of user amenity and to complement the setting of the listed buildings.

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8. The flood mitigation and resilience measures to serve this development shall be constructed in accordance with the approved scheme, Flood Risk Assessment and Environment Agency requirements. Managers and occupiers of the building shall register with the Environment Agency flood warning service and a flood warning and evacuation plan shall be prepared to protect user's safety in the event of an extreme flood.

Reason: To safeguard the users of the buildings and in the interests of flood protection.

INFORMATIVES

1. The responsibility for ensuring compliance with the terms of the approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details can render the development unauthorised and vulnerable to enforcement action.

2. This authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with Article 35(2) of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended) in determining this application, the Local Planning Authority has endeavoured to work proactively and positively with the applicant, in line with National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed.

3. You should note that certain wildlife habitats and species are subject to statutory protection under the Wildlife and Countryside Act 1981 (as amended) and/or the Habitats Regulations 1994. It is a criminal offence to breach the provisions of these legal constraints and if your development impacts upon such sites or species you are advised to take advice from a competent ecologist who has experience in the habitats/species involved and, as necessary, any relevant licenses from Natural England.

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS

Dated this 8 August 2017

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Development Management Lead

for and on behalf of the Council