

TOWN AND COUNTRY PLANNING ACT 1990  
(as amended)



PLANNING PERMISSION

TO	Miss Harriet May c/o GarethEdwardsArchitect 1 Cambridge Grove Ilfracombe EX34 9JZ	APP NO PARISH REGISTERED ON DECISION ON	1/0317/2017/FUL High Bickington (27) 20th April 2017 21st June 2017
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The Torrige District Council pursuant to the provisions of the above-mentioned Act hereby grant planning permission for the

Proposal: Conversion of Outbuilding to form annexe accommodation ancillary to main farm house  
Location: Weirmarsh Farm High Bickington UMBERLEIGH Devon EX37 9BE

In accordance with the above numbered application and plans submitted therewith SUBJECT TO the following conditions and reasons:

- 1 The development to which this permission relates must be begun no later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the time requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

Reason: To ensure the development is carried out in accordance with the approved plans.
- 3 Prior to their installation, details of all windows including cross sections, depth of reveal, and finishes shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented before the development hereby permitted is occupied and shall thereafter be retained as such.

Reason: In the interests of the character and appearance of the curtilage listed building.
- 4 The rooflights hereby permitted shall be flush fitting with the outside face of the roof.

Reason: In the interests of the character and appearance of the listed building.
- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no development of the types described in Part 1 ; of Schedule 2, other than that hereby permitted shall be carried out without the further grant of planning permission.

Reason: In the interest of the character and amenity of the curtilage listed building and to retain the appearance of this barn as part of the farmstead.

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- 6 The accommodation hereby permitted shall be used solely as annexe accommodation ancillary to the existing dwelling known as Weirmarsh Farm ; sharing the parking and external amenity space of that dwelling, and not as an independent dwelling.

Reason: As creation of a separate residential unit would be contrary to the policies of the development plan; Policies DVT2c and be unsuited for unrestricted residential use given the potential for nuisance from the nearby agricultural buildings.

- 7 Prior to the occupation of the development hereby permitted, full details of the method of accommodating all service meter boxes shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the development hereby permitted and shall thereafter be retained as such.

Reason: In the interests of the character and appearance of the building and its setting.

**PLANS SCHEDULE:**

Reference	Received
M7 14 02	29.03.2017
M7 14 03	29.03.2017
AMENDED FLOOR PLANS M7 14 10a	16.06.2017
AMENDED ELEVATIONS M7 14 11a	16.06.2017
AMENDED SECTIONS M7 14 12a	16.06.2017
AMENDED PERSPECTIVE M7 14 13a	16.06.2017
AMENDED 3D FLOOR PLAN M7 14 14a	16.06.2017

**STATEMENT OF ENGAGEMENT:**

The National Planning Policy Framework (paragraphs 186 and 187) require local planning authorities to work positively and proactively with applicants to achieve sustainable development.



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Throughout the application process guidance has been given to the applicants and all outstanding issues have been identified.

In this instance the Council required additional information following the consultation process. The need for additional information was addressed with the applicant and submitted for further consideration.

The Council has therefore demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

The scheme is therefore considered appropriate and in accordance with Policies: Torrige District Local Plan 2004 - DVT6 (Local Distinctiveness);Torrige District Local Plan 2004 - DVT7 (Building Design);Torrige District Local Plan 2004 - DVT11 (Impact of Development on Amenity);Torrige District Local Plan 2004 - HSC4 (Residential Extensions and Annexes); - NPPF (National Planning Policy Framework); - NPPG (National Planning Practice Guidance); - NERC (Natural Environment & Rural Communities);Torrige District Local Plan 2004 - DVT2C (Development In The Open Countryside);Torrige District Local Plan 2004 - ENV6 (Designated Landscape Areas);Torrige District Local Plan 2004 - DVT3 (Building Reuse in the Countryside);Torrige District Local Plan 2004 - ENV2 (Development affecting Historic Buildings);. It is therefore considered that subject to the compliance with the attached conditions and taking into account all other material planning considerations, including the development plan the proposal would be acceptable.

### **NOTE TO APPLICANT**

Your attention is drawn to Condition(s) that may appear on this consent that may require certain details to be agreed prior to either the development being commenced, or certain works being carried out. It is important to recognise that failure to comply with such a condition or conditions may render any development carried out unauthorised, and open to the possibility of enforcement action.

A handwritten signature in blue ink, appearing to read "D Green".

David Green  
Planning Manager

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**NOTES**

1. This permission does not grant consent for works involving the demolition of a non-listed building in a Conservation Area or a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, for which, by virtue of Sections 8,60,74 and 75 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a separate Listed Building Consent or Conservation Area Consent may be required.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 within 12 weeks (householder applications) or 6 months (all other applications) of the date of this notice. (Appeals must be made on a form which is available from the Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN) or online at [www.planningportal.gov.uk/pes](http://www.planningportal.gov.uk/pes). The Secretary of State can allow a longer period for the giving of a notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it appears to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
3. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority, or by the Secretary for the Environment, and the owner of the land claims the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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 of the district in which the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part V1 of the Town and Country Planning Act 1990.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
5. Please now apply to Torrridge District Council for an official postal address for your new property asap. Please go to our website ([www.torridge.gov.uk/SNN](http://www.torridge.gov.uk/SNN)) which contains more information about the process.
6. **THIS IS NOT A BUILDING REGULATION APPROVAL**  
**Please contact Building Control on 01237 428724 for further advice**