

Emma Forde

From: andypincombe [REDACTED]
Sent: 18 July 2021 17:51
To: 1855-8041 East Devon PAVS
Subject: Re: Planning Application for Longbrook Cottage, Longbrook Lane, Lympstone (21/1448/FUL)

This Message originated outside your organization.

Good afternoon,

Just to update you on this, since removing the trees from our property, I have updated the relevant diagrams on the planning portal, and added a new diagram showing the visibility splay as requested. The Application form has been updated too with the changes to the trees.

Thanks, and sorry for the delay with this.

Thanks,
Andy Pincombe

On Wednesday, 7 July 2021, 16:32:43 BST, 1855-8041 East Devon PAVS <eastdevonpavs@terraquest.co.uk> wrote:

Hi Andy

I just checked and that would be fine no heritage statement would be required. Have you submitted the splay plan requested?

Kind regards

The validation team

From: andypincombe [REDACTED]
Sent: 07 July 2021 13:30
To: 1855-8041 East Devon PAVS <EastDevonPAVS@terraquest.co.uk>
Subject: RE: Planning Application for Longbrook Cottage, Longbrook Lane, Lympstone (21/1448/FUL)

This Message originated outside your organization.

Hi,

Thanks for the clarification regarding the surveys. That's a great help.

Regarding the conservation area, we are actually not in one. Back around 2007 (I think). It was proposed to extend the village's CA to include our part of the village, but this was never adopted. When I search the public information

about it, I can see that it shows as "unconfirmed". When we purchased the property I made sure that I got clarification from our solicitor that the only CA in Lympstone remains the West Side of the railway.

Please can you confirm that no DAS is required on this basis?

Thanks again,

Andy

[Sent from Yahoo Mail on Android](#)

On Wed, 7 Jul 2021 at 9:04, 1855-8041 East Devon PAVS

[<EastDevonPAVS@terraquest.co.uk>](mailto:EastDevonPAVS@terraquest.co.uk) wrote:

Good morning Andy,

Thanks for your email.

If no trees are being removed or pruned as part of the proposal, then the ecological and tree surveys are not required.

A Design and Access Statement, however, is required. This is due to the site being within a Conservation Area. The Design and Access Statement can be short (due to the nature of the proposal) but should comment on how the proposal will affect the Conservation Area.

If you have any questions, please let us know.

Thanks,
The Validation Team

From: andypincombe@terraquest.co.uk [REDACTED]

Sent: 05 July 2021 13:28

To: 1855-8041 East Devon PAVS [<EastDevonPAVS@terraquest.co.uk>](mailto:EastDevonPAVS@terraquest.co.uk)

Subject: Re: Planning Application for Longbrook Cottage, Longbrook Lane, Lympstone (21/1448/FUL)

This Message originated outside your organization.

Hello,

Very sorry for not picking this up sooner. It got buried in all the spam I'm getting at the moment!

I am surprised that these extra requirements were not made clear during my initial application on the planning portal, especially as they could add significant cost to the application.

I wanted to query the need for the ecological survey and tree survey requirements. Both surveys may be required for development, however in my case, no development is taking place. Only removal of hedgerow. any remaining hedgerow will not be within falling distance of anything relevant to the application. Also by way of update, there are now no trees within falling distance as both trees have now been removed. Similarly, the Design and Access statement is relevant for developments, but in my case, no development is taking place. If I were to create a DAS, it would simply be a repeat of information which is already in the application form.

I will arrange for a splay diagram in due course.

Regards,

Andy Pincombe

On Friday, 28 May 2021, 13:58:42 BST, 1855-8041 East Devon PAVS <eastdevonpavs@terraquest.co.uk> wrote:

Dear Mr Pincombe

Thank you for submitting the above planning application. This application is being validated by Terraquest, on behalf of East Devon. Unfortunately the application is invalid at present, for the following reason(s).

a) A Design and Access Statement (where relevant this can be combined with the Statement of Significance), information on Design and Access Statements can be found here:

<http://eastdevon.gov.uk/planning/planning-permission/apply-for-planning-permission/listed-building-consent/statement-of-significance-guidance-notes-for-listed-buildings/>

1. An ecological survey report (including where identified as necessary the results of any follow on surveys and required mitigation proposals).

2. An arboricultural (tree) survey and where identified as required a Tree Protection Plan (in accordance with BS5837:2012).
3. Splay: Please submit a splay plan for this application.

Please send the revised information as a response to this email. We will hold the application for 21 days before returning it to you if we have heard nothing from you. Advice on plans, design and access statements and statements of significance is available on the planning pages of the East Devon District Council website at www.eastdevon.gov.uk

Planning forms can be downloaded from the following link <http://eastdevon.gov.uk/planning/planning-permission/apply-for-planning-permission/>

PLEASE ENSURE ALL ADDITIONAL INFORMATION IS SENT AS A RESPONSE TO THIS EMAIL.

Kind Regards,

Sian Eggington

The Validation Team

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