

GRANT OF CONDITIONAL PLANNING PERMISSION

Applicant: MR. R. H. DYMOND Application No: 7/56/91/P0243/00182
SOUTHAYES FARM
LONG LANE
Address: DUNKESWELL HONITON, EX14 0QN. Date of receipt: 18.02.91
Agent: WOOLAWAY HOMES LTD Date of decision: 11.06.91
CLAYDON INDUSTRIAL PARK
GIPPING ROAD
Address: GREAT BLAKENHAM IPSWICH, IP6 0NL.
Proposal: CONSTRUCTION OF DETACHED BUNGALOW
FOR AGRICULTURAL WORKER.
Location: SOUTHAYES FARM
PLOT 0005
LONG LANE, DUNKESWELL.

The Council hereby grants permission to carry out the development described in the application and the plans attached thereto subject to the following conditions:

The development to which this permission relates must be begun not later than the expiration of five 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.)

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 336(1) of the Town and Country Planning Act 1990, or in forestry, (including any dependants of such a person residing with him) or a widow or widower of such a person.
(Reason - The site lies in an area where permission for development unrelated to the essential needs of agriculture and/or forestry would not normally be granted.)

This permission shall not be exercised in addition to or in combination, in whole or in part, with the planning permission dated 3 May 1989, No. 7/56/89/P0510/00001 and in the event of any development being commenced under that permission all development under this permission shall be removed forthwith.
(Reason - To ensure development satisfactory to the Local Planning Authority).

NOTE : The applicant should contact the National Rivers Authority at Manley House, Sowton Industrial Estate, Exeter (Tel 0392 444000) in order to apply for a consent to discharge under the Water Act 1989.

Foul drainage shall be kept separate from clean surface and roof water and any foul drainage system which discharges effluent

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shall be sited so as not to cause pollution of any watercourse or water source and it is suggested that any effluent soakaway area shall be sited not less than 30 metres from the nearest watercourse and not less than 100 metres from the nearest source of potable water supply.
(Reason - In the interests of pollution control).

Before the dwelling is first occupied, the parking and turning area illustrated on drawing HK 09 shall be properly consolidated and surfaced to the satisfaction of the Local Planning Authority.
(Reason - In the interests of road safety).

The existing bank and hedgerow along the road frontage shall be retained and maintained, apart from the new vehicular access illustrated on drawing HK 09.
(Reason - In the interests of adequate screening of the application site).

J. Olaw

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Chief Engineer & Planning Officer

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS AND THE APPLICANT SHOULD ENSURE THAT ALL NECESSARY APPROVALS FOR THE SAME PROPOSAL AND THE SAME PLANS ARE OBTAINED BEFORE COMMENCING ANY WORK ON THE SITE.

Please refer to the accompanying notes which form part of this decision notice.