

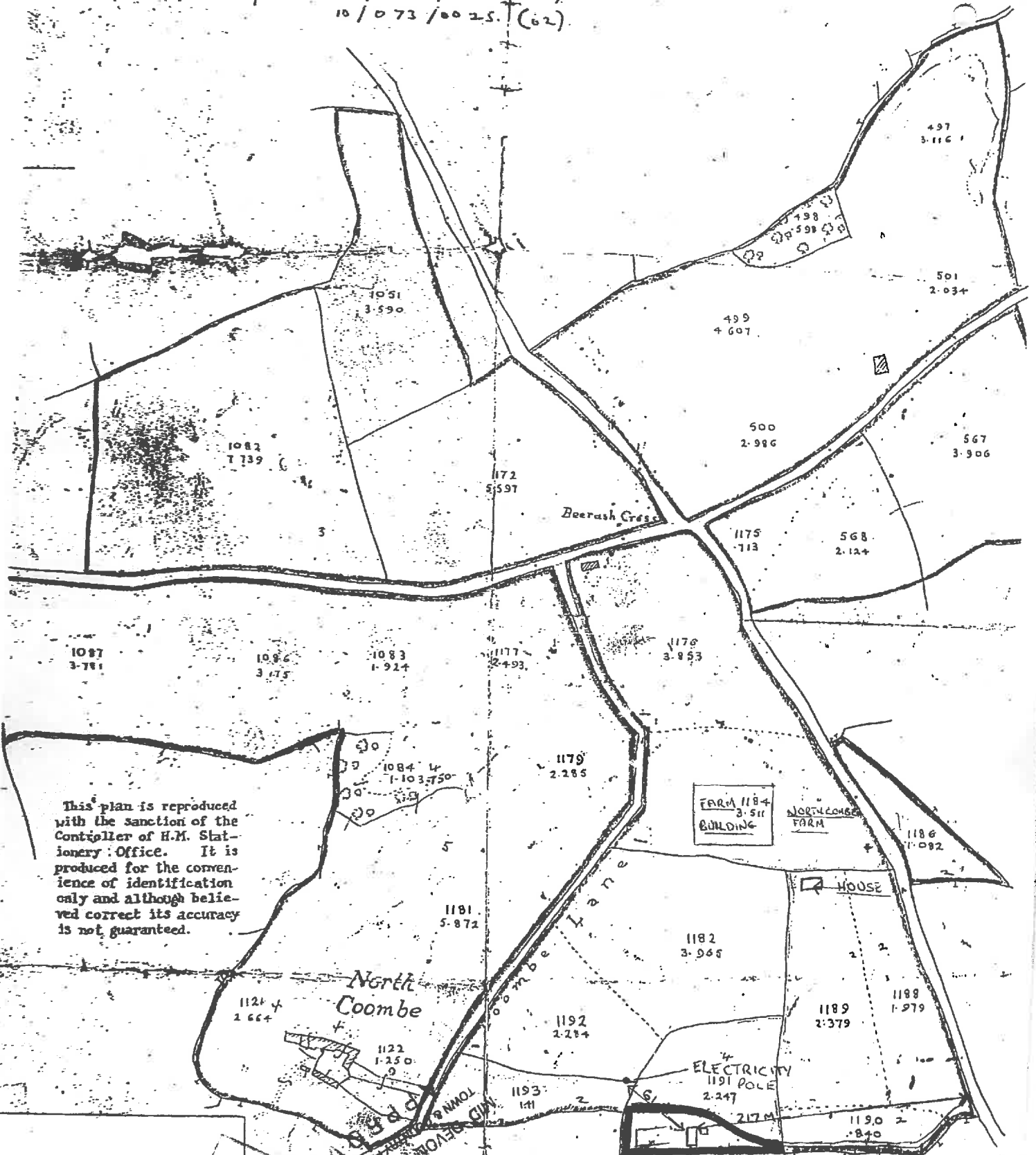
## **PLANNING PERMISSION REFERENCE 4/12/90/610**

The planning permission includes the following documents and plans:

- Site location plan.
- Block plan approved on 21 March 1990.
- North, south and west elevations approved on 21 March 1990.
- East elevation approved on 21 March 1990.
- Garage plan approved on 21 March 1990.
- Floor and roof plan approved on 21 March 1990.
- 4/12/90/610 Decision notice dated 02 May 1990.

# Plan of North Coombe Farm Cheriton Fitzpaine.

Planning No 10 / 073 / 0025 (62)  
10 / 073 / 0025 (62)



This plan is reproduced with the sanction of the Controller of H.M. Stationery Office. It is produced for the convenience of identification only and although believed correct its accuracy is not guaranteed.

**A.L. & S.M. BOLT**  
AGRICULTURAL BUILDINGS

APPROVED  
 PLANNING & BUILDING ACT 1947  
 O.S. DISTRICT COUNCIL  
 4 1250 540  
 21 APR 1950

DERELICT  
SILAGE PIT

Scale :- 1/2500..

O.S's Devon, XLIV.16 & XLV.15.

Tel. Cheriton Fitzpaine 315

NORTH COOMBE FARM  
CHERITON FITZPAINE  
DEVON EX17 4NP

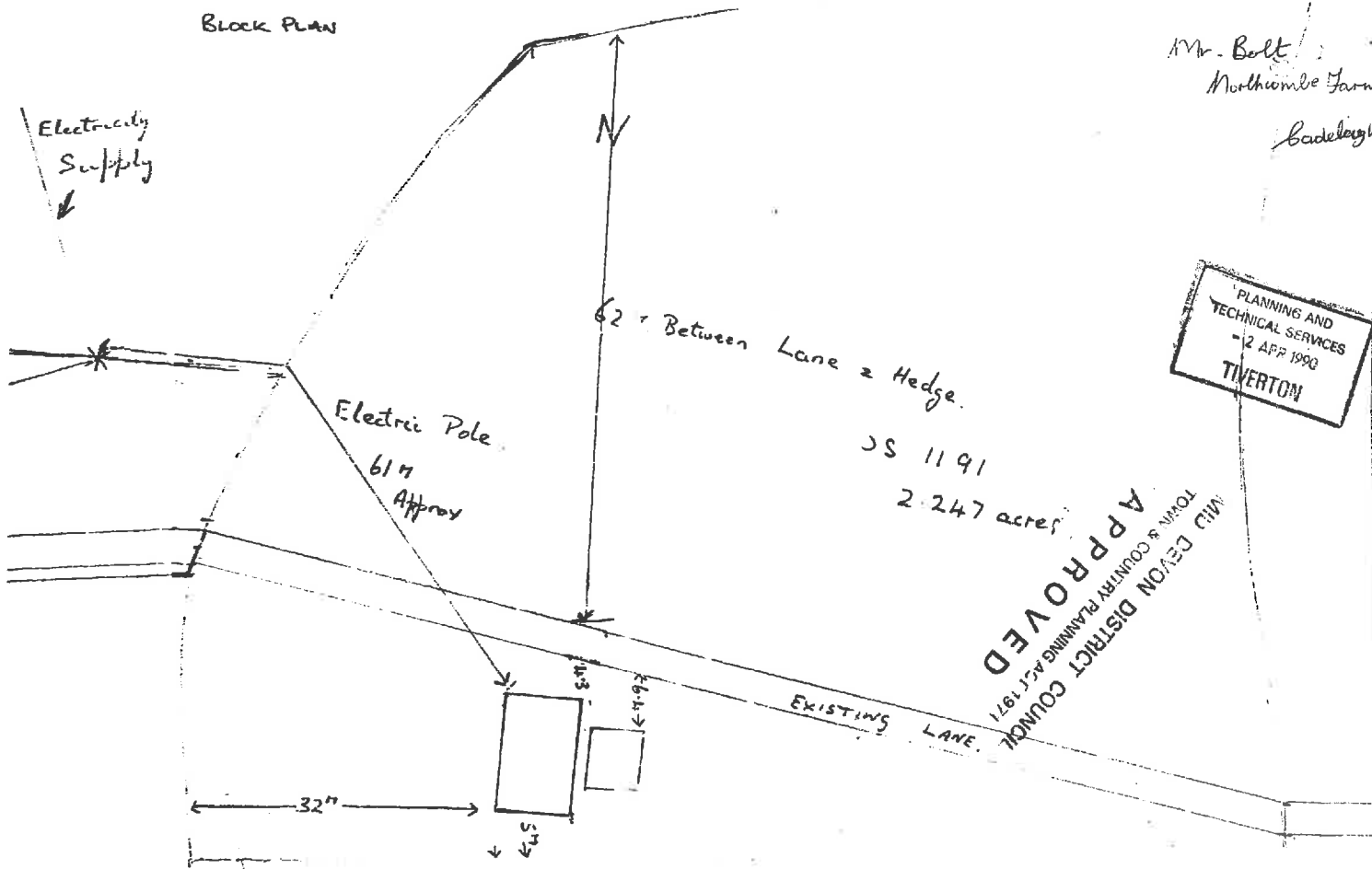
Scale 1-500  
Block Plan

610

Fliss

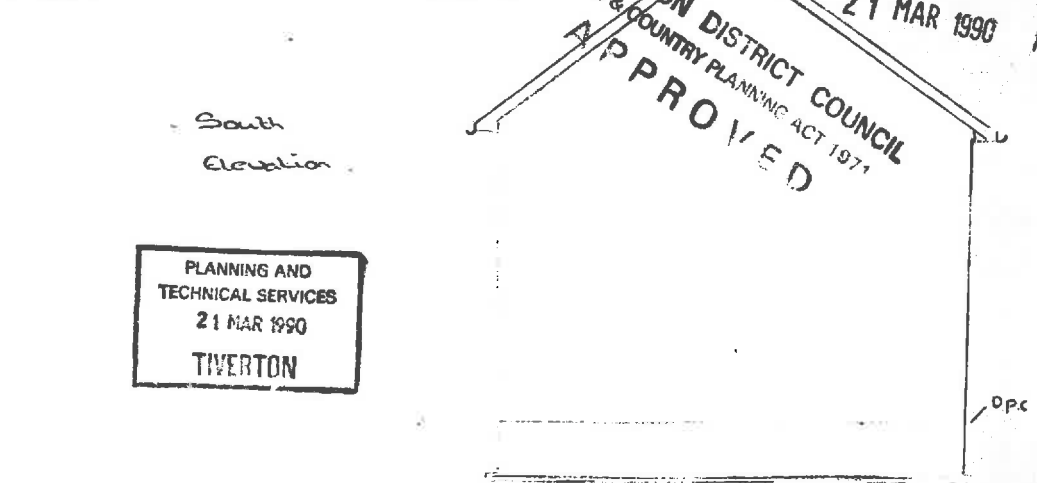
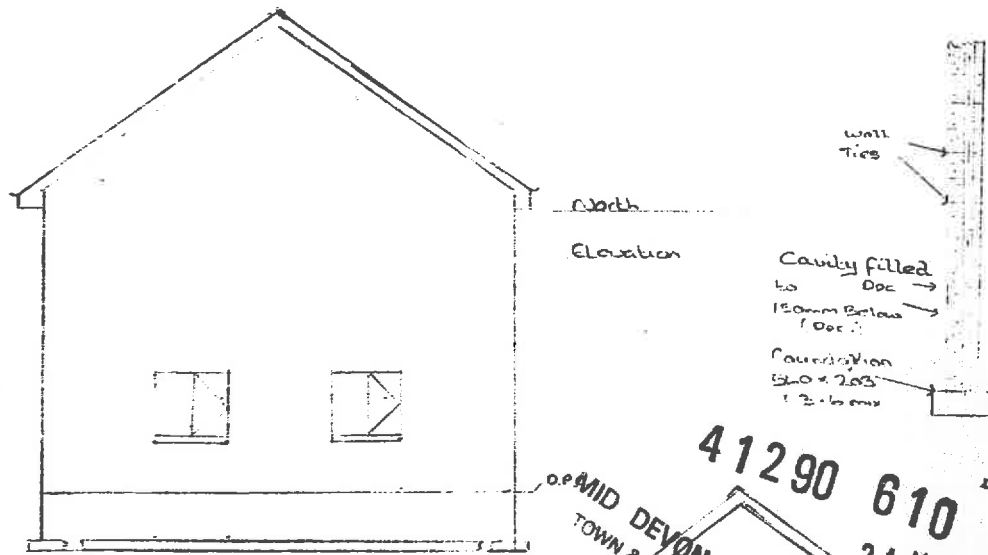
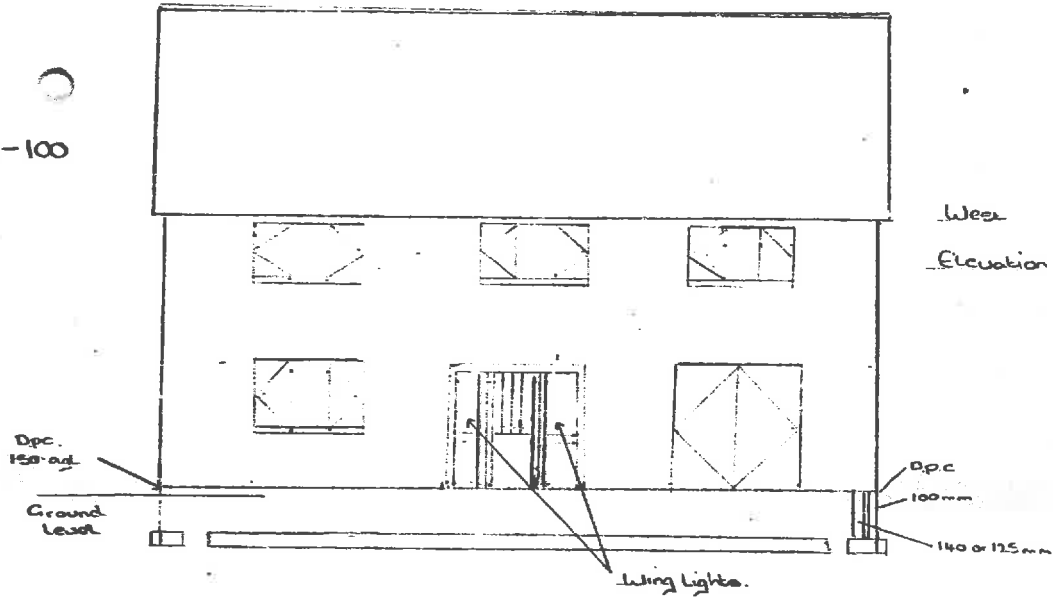
Mr. Bolt  
Northwimble Farm  
Badeleyh

Electricity  
Supply  
↓



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Scale 1-100



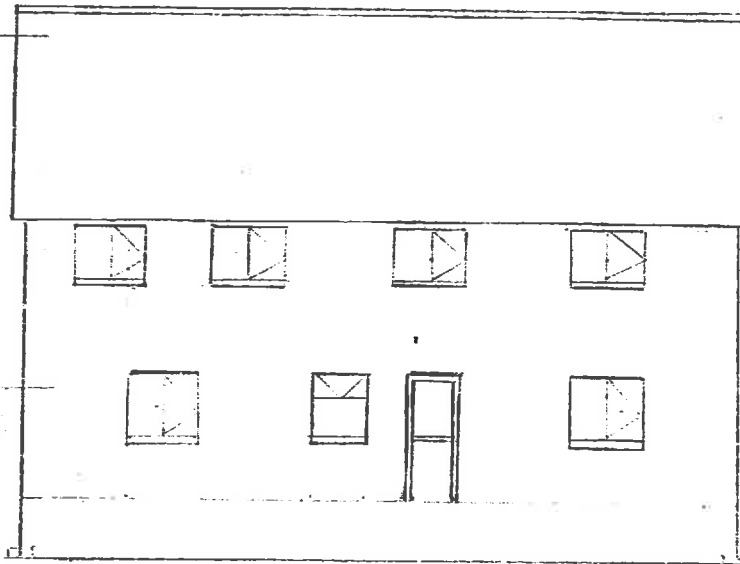
41290 610  
 21 MAR 1990  
 MID DEVON DISTRICT COUNCIL  
 TOWN & COUNTRY PLANNING ACT 1971  
 APPROVED

PLANNING AND  
 TECHNICAL SERVICES  
 21 MAR 1990  
 TIVERTON

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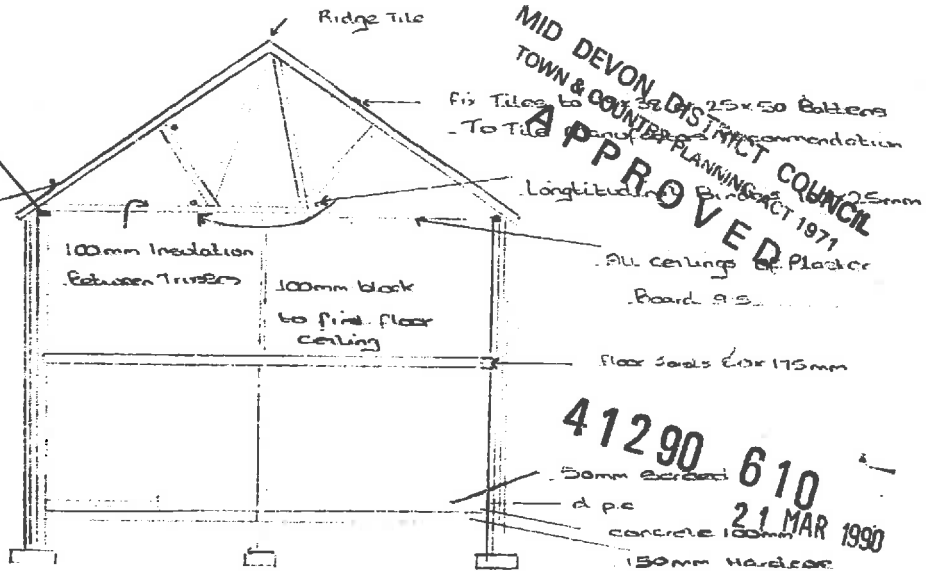
Roof tiles  
coloured or  
brown.  
Scale 1:100

House  
colour white  
rendered



Provide lateral  
ties 20x5mm at  
min 2m c/c

Roof felt  
kathened tiled



MID DEVON DISTRICT COUNCIL  
TOWN & COUNTRY PLANNING  
APPROVED  
21 MAR 1990

Not to scale

Wall ties at 450

Brick or Block  
100mm

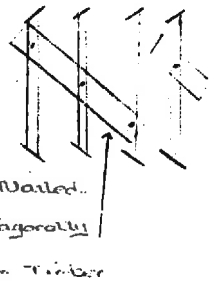
25 Thermal or 100  
concrete block and  
cavity filled.

Concrete cavity fill to  
150 below d.p.c.

50mm screed  
Ultracrete 1000 gauge  
100 coarse concrete  
150 compacted hardcore

Trusses nailed  
across diagonally

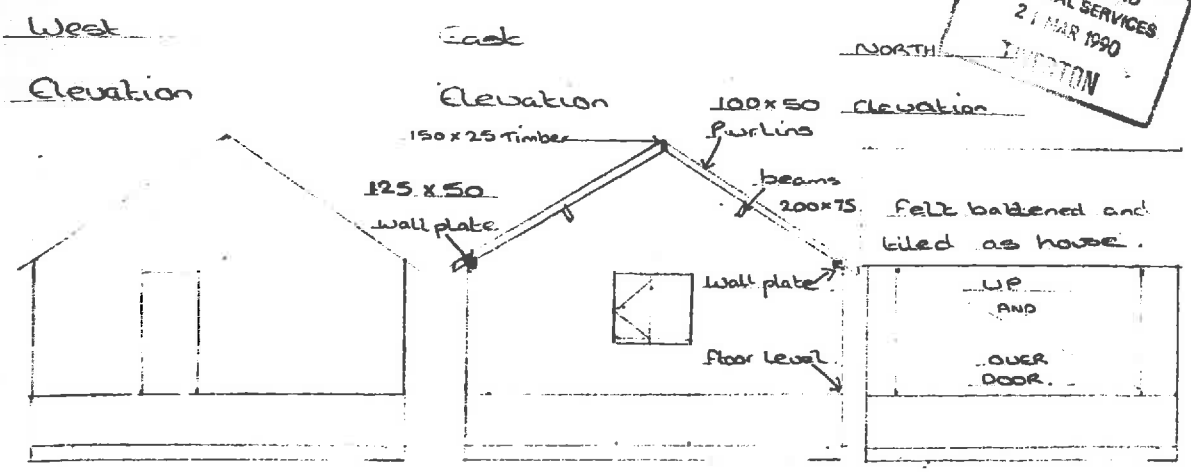
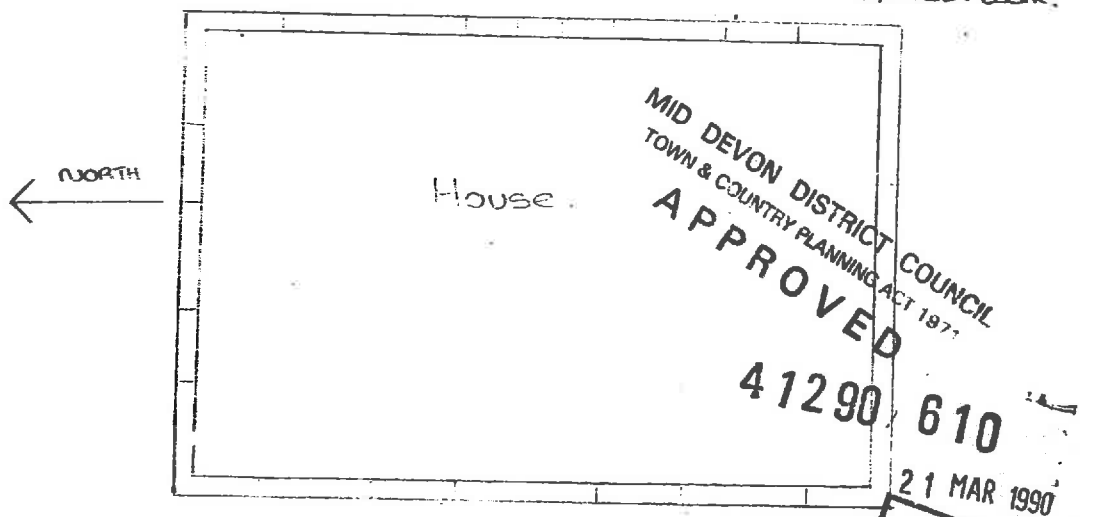
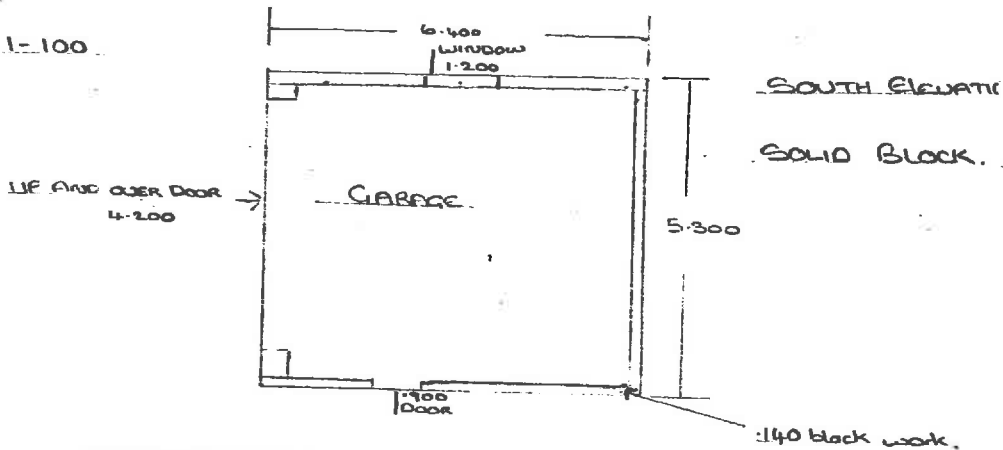
PLANNING AND  
TECHNICAL SERVICES  
21 MAR 1990  
TAVERTON



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Garage Plan

Scale 1:100

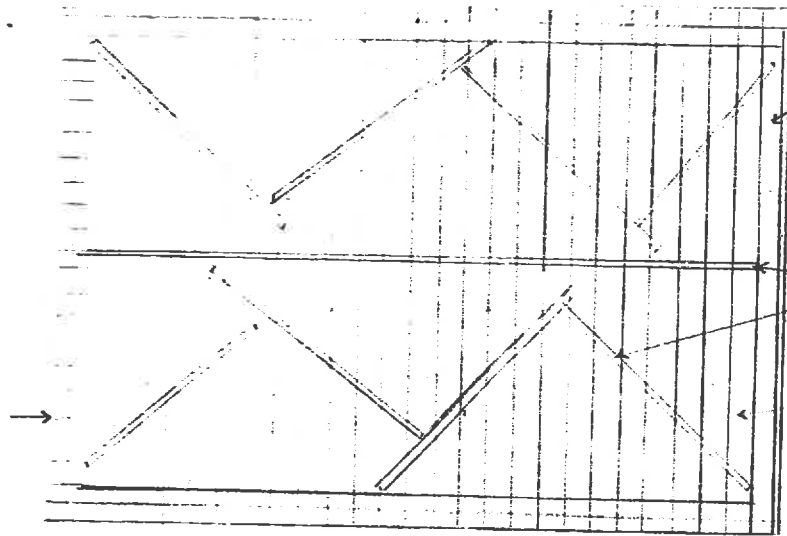


Page 1 of 5.

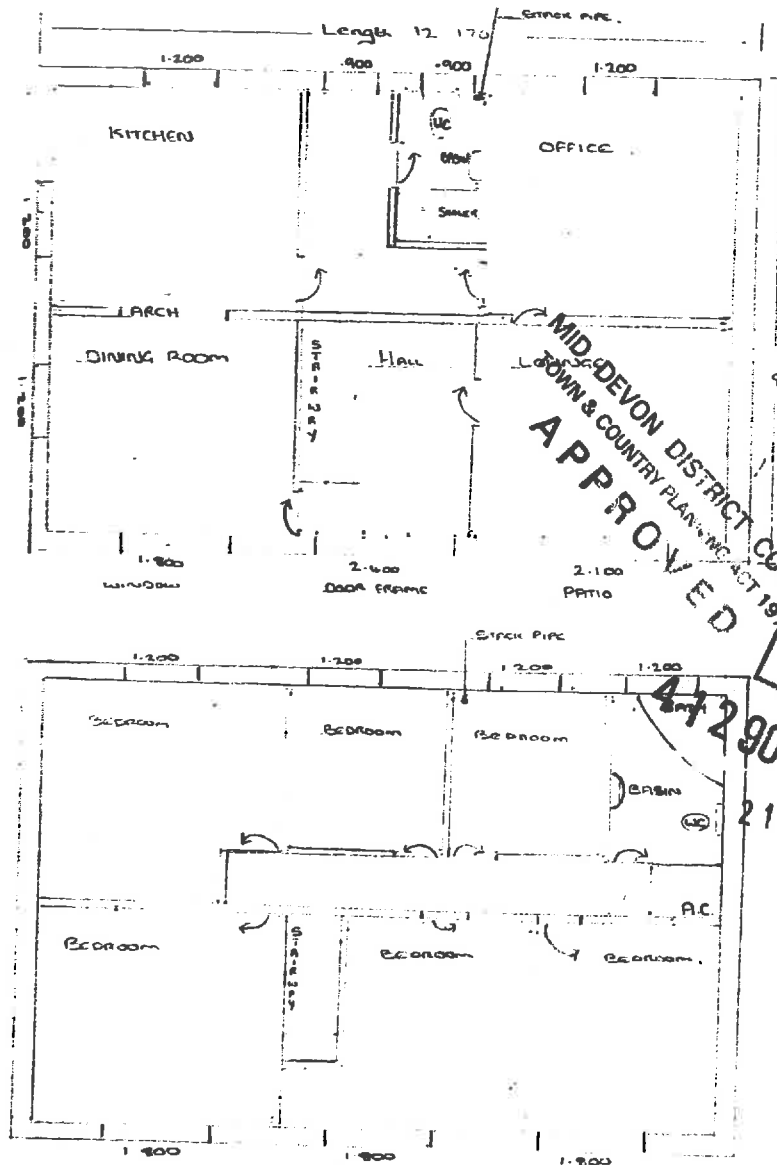
Scale 1:100

Roof Plan

Roofing at 400 etc



NORTH



MID-DEVON DISTRICT COUNCIL  
 TOWN & COUNTRY PLANNING ACT 1977  
**APPROVED**  
 47290 610  
 21 MAR 1990  
 TIVERTON

FORM P.L. 5.

NOTICE No. 4/12/90/610

COUNTY OF DEVON  
**MID DEVON DISTRICT COUNCIL**  
 TOWN AND COUNTRY PLANNING ACT, 1971  
 TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977

**GRANT OF CONDITIONAL PLANNING PERMISSION**

To: A L & S M Bolt  
 Northcombe Farm  
 Cadeleigh, Tiverton, EX16 3HT.  
 Agent for:

The Mid Devon District Council hereby grant permission to carry out the development described in the application dated 21 March 1990 and the plans and drawings attached thereto numbered 4/12/90/610 brief particulars of which are as follows:-

Erection of agricultural dwelling -  
 Northcombe Farm, Cheriton Fitzpaine. (G.R.8940 0875).

Subject to the following conditions:-

- (a) 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.
- b) Unless agreed otherwise in writing by the District Planning Authority, the proposed development must be completed in all respects strictly in accordance with the drawings hereby approved, and dated 21st March 1990 and 2nd April 1990.
- c) No work shall be commenced until satisfactory details as to the colour and texture of the facing materials to be used in the construction of the proposed development have been submitted to, and approved by, the District Planning Authority.
- d) The dwelling hereby permitted shall not be occupied until such time as parking/garage and turning facilities for at least two private motor vehicles shall have been provided and shall be thereafter maintained to the satisfaction of the District Planning Authority.
- e) The existing access track shall be properly surfaced and consolidated and thereafter maintained to the satisfaction of the District Planning Authority.
- f) Before the development hereby approved commences, a visibility splay of 60 metres x 2.4 metres in a northerly direction, from the existing access, shall be provided, within which all land shall be lowered and permanently maintained at a height not exceeding 600mm above road level.
- g) 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 290 (1) of the Town and Country Planning Act, 1971 (including any dependents of such a person residing with him or her) or a widow or widower of such a person.

Continued on sheet 2 of 2

continued over



## REASONS FOR CONDITIONS

- (a) To comply with Section 41 of the Town and Country Planning Act, 1971.
- b) To ensure that the development is completed in a satisfactory manner.
- c) To enable the District Planning Authority to consider the details of the materials to be used for the development.
- d) To ensure that adequate off-street car parking facilities are provided.
- e)&f) In the interests of highway and public safety.
- g) To ensure that the dwelling is reserved for persons connected with agriculture or forestry, as the site is located in the open country where residential development would not normally otherwise be permitted.
- h) In the interests of visual amenity.

**- 2 MAY 1980**

Date

R.L. DIGHTAM, B.A., DIP.T.P., D.M.S., F.R.T.P.I., M.B.I.M.,  
DISTRICT PLANNING OFFICER

### THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS.

**NOTE**—Failure to adhere to the details of the approved plans or to comply with the above conditions constitutes a contravention of the Town and Country Planning Act, 1971, in respect of which enforcement action may be taken.

(1) 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 permission or approval subject to conditions, he may appeal to the Secretary of State, Department of the Environment, in accordance with Section 36 of the Town and Country Planning Act, 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State, Dept. of the Environment, Tollgate House, Houlton St., Bristol, BS2 9DJ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements\* to the provisions of the development order and to any directions given under the order.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of a county district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act, 1971.

\*The statutory requirements are those set out in Section 34(7) of the Town and Country Planning Act, 1971, namely, Sections 29(2), 30(1), 67 and 74 of the Act.

h) No tree on the site (other than one which is dead, dying or dangerous) shall be lopped, felled or otherwise interfered with without the agreement in writing of the District Planning Authority.

Date - 2 MAY 1990

.....  
R. L. DIGHTAM, B.A., DIP.T.P., D.M.S., F.R.T.P.I., M.B.I.M.  
DISTRICT PLANNING OFFICER