

**Planning and Regeneration**

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Mid Devon District Council Planning

A 'Good Two-Star Service' as rated by the Audit Commission

For office use only	
Application Number	
Date Received	Fee Received

Application for Planning Permission; Consent to Display an Advertisement(s)

Town and Country Planning Act 1990 (as amended); Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

Ansell

Company Name

Bampton Pharmacy

Address

Address line 1

22 Fore Street

Address line 2

Bampton

Address line 3

Town/City

Tiverton

County

Country

Postcode

EX16 9ND

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Site Area

What is the measurement of the site area? (numeric characters only).

86.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Installation of the following to a recent new build extension to Bampton Surgery:-

1. External security shutter
2. Illuminated projecting pharmacy cross sign
3. Illuminated box pan fascia sign.
4. External air conditioning condensers.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

The unit is a new build extension to Bampton Health centre which has been purpose built to accommodate Bampton Pharmacy.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

External Roller Shutter

Existing materials and finishes:

N/A

Proposed materials and finishes:

Aluminium security shutters to have powder coated finish to match existing shopfront. RAL 7015 Slate Grey.

Type:

Other

Other (please specify):

Box pan sign to front elevation

Existing materials and finishes:

N/A

Proposed materials and finishes:

Aluminium Dibond box pan sign with white powder coated finish, RAL 9003, Signal white. Individual letters spelling "Bampton Pharmacy" to be fret cut Acrylic with printed vinyl face with colour to match Little Greene Ambleside 304 paint. These letters will have LED halo illumination. All other graphics, number and lettering will be fret cut direct applied vinyl.

Type:

Other

Other (please specify):

Projecting Pharmacy Cross to Side

Existing materials and finishes:

N/A

Proposed materials and finishes:

Pharmacy Cross body and mounting bracket to have white powder coated finish, RAL 9003, Signal White. Illuminated faces to both sides of cross to be green translucent Acrylic.

Type:

Other

Other (please specify):

Air Conditioning Condensers

Existing materials and finishes:

N/A

Proposed materials and finishes:

Air conditioning condensers to be sited at the rear of the building out of sight. Condenser will have standard powder coated off white casings. Please refer to Air conditioning service manual submitted for further details. Exact condensers being used are 1Nr SUZ-M60VA and 1Nr SUZ-M35VA.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

BP BC 001 PP - Existing & Proposed Plans
BP BC 001 EE - Existing Elevations
BP BC 001 PE - Proposed Elevations
Bampton Pharmacy Design Access Statement 081223
Air Conditioning Service Manual
Roller Shutter Specification Seceuro CD 38 Built On

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(e) - Medical or health services - Except premises attached to the residence of the provider

Unknown:

No

Monday to Friday:

Start Time:

09:00

End Time:

18:00

Saturday:

Start Time:

09:00

End Time:

12:30

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

This planning application includes the installation of external air conditioning condensers.

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

Advertisement 01 - Illuminated projecting Pharmacy cross sign, positioned at high level on the end of the building. To be mounted directly onto existing timber cladding. To have aluminium outer frame with traffic white RAL 9016 powder coated finish, internal green section of cross to be internally illuminated on both sides. Internal illumination to be created with internal LED lighting. Illumination levels to be less than 350 cd/m².

Advertisement 02 - Fascia Sign to be aluminium box pan sign with traffic white, RAL 9016 powder coated finish. All text to be fret cut Black Acrylic individual raised letters with halo illumination, created by internally illuminating the box pan sign and cutting the individual letters out of the box pan and applying opal acrylic on the internal side of the sign. The black lettering is then cut slightly smaller than the cut outs in the box pan to create the thin halo effect. Internal illumination to be created with internal LED lighting. Illumination levels to be less than 350 cd/m².

Advertisement Type:

Projecting or Hanging Sign

Height:

0.6 metres

Width:

0.6 metres

Depth:

0.1 metres

What is the height from the ground to the base of the advertisement?:

3.2 metres

What is the maximum projection of the advertisement from the face of the building?:

0.75 metres

What is the maximum height of any of the individual letters and symbols?:

0.6 centimetres

What materials will the advertisement be made of?:

Projecting sign - to be mounted directly onto main signage fascia as shown, to have aluminium outer frame with traffic white RAL 9016 powdercoated finish,internal green section of cross to be internally illuminated on both sides.

The colour of text and background:

Outer frame will be RAL 9016 Traffic White and illuminated Green cross sections will be green acrylic.

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

350 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Fascia Sign

Height:

0.6 metres

Width:

2.5 metres

Depth:

0.1 metres

What is the height from the ground to the base of the advertisement?:

1.5 metres

What is the maximum projection of the advertisement from the face of the building?:

0.1 metres

What is the maximum height of any of the individual letters and symbols?:

0.4 centimetres

What materials will the advertisement be made of?:

Fascia Sign to be aluminium box pan sign with traffic white, RAL 9016 powder coated finish. All text to be fret cut Black Acrylic individual raised letters with halo illumination, created by internally illuminating the box pan sign and cutting the individual letters out of the box pan and applying opal acrylic on the internal side of the sign. The black lettering is then cut slightly smaller than the cut outs in the box pan to create the thin halo effect. Internal illumination to be created with internal LED lighting.

The colour of text and background:

Background is traffic white RAL 9016. Text will be green to match Little Greene Ambleside 304 paint, NHS Blue RAL 5017 and RAL 7016 slate grey.

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

350 cd/m²

Will the illumination be static or intermittent?:

Static

Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

- Yes
 No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

- Yes
 No
 Not Applicable

Will the proposed advertisement(s) project over a footpath or other public highway?

- Yes
 No

Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From Date

01/02/2024

To Date

01/02/2043

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

Yes

No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

Yes

No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Gerwyn

Surname

Harris

Declaration Date

08/12/2023

Declaration made

Declaration

I/We hereby apply for Full planning & display of advertisements as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Gerwyn Harris

Date

08/12/2023