

TOWN AND COUNTRY PLANNING ACT 1990

GRANT OF CONDITIONAL PLANNING PERMISSION

Applicant: Sid Valley Practice	Application No: 20/2090/FUL
Address: Beacon Medical Centre Sedemuda Road Sidmouth EX10 9YA	Date of Registration: 29 September 2020
Agent: LPC (Trull) Ltd Mr Chris Dance	Date of Decision: 29 January 2021
Address: Trull Tetbury GL8 8SQ	
Proposal: Proposed two storey side extension for improved medical facilities	
Location: Beacon Medical Centre Sedemuda Road Sidmouth EX10 9YA	

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those of the existing building.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the existing building in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)
4. The extension hereby permitted shall not be brought into use until the additional parking area shown on the approved plan is surfaced and completed.

(Reason - To ensure that adequate and safe provision is made for visitors and in the interests of highway safety and neighbouring residents in accordance with the requirements of Policy TC9 - Parking Provision in New Development of the Adopted East Devon Local Plan 2013-2031.)

5. No trees, shrubs or hedges within the site which are shown as being planted or retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building, or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted East Devon Local Plan 2013-2031.)

6. A minimum of 8 trees shall be planted to the North of the site, within the first planting season of commencement of works on the site. The trees shall be of the following species - Luccombe oak, pedunculate oak and hornbeam and shall be 8-10 centimetres in width on planting, unless otherwise agreed in writing by the local planning authority. Any planted trees which die or become severely damaged or seriously diseased within five years from their planting shall be replaced with trees of similar size and species unless the Local Planning Authority gives written consent to any variation.

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted East Devon Local Plan 2013-2031.)

7. A Construction and Environment Management Plan must be submitted to and approved by the Local Planning Authority prior to any works commencing on site, and shall be implemented and remain in place throughout the development. The CEMP shall include at least the following matters :

(a) the timetable of the works;

(b) daily hours of construction;

(c) any road closure;

(d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;

(e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;

(f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;

(g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has

been given by the Local Planning Authority;

(h) hours during which no construction traffic will be present at the site;

(i) the means of enclosure of the site during construction works; and

(j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site

(k) details of wheel washing facilities and obligations

(l) The proposed route of all construction traffic exceeding 7.5 tonnes.

(m) Details of the amount and location of construction worker parking.

(n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;

(o) Measures detailing Air Quality, Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements.

There shall be no burning on site. There shall be no high frequency audible reversing alarms used on the site.

(Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution and to comply with Policy EN14 (Control of Pollution) of the East Devon Local Plan 2013-2031)

8. A lighting scheme shall be provided for the site which complies with the requirements of the Institute of Light Engineers guidance on the avoidance of light pollution. The lamps used shall not be capable of reflecting light laterally, upwards or off the ground surface in such a way that light pollution is caused. No area lighting shall be operated outside the agreed working hours of the site, although low height, low level, local security lighting may be acceptable. The scheme shall be submitted to and approved in writing by the local planning authority before the building hereby permitted is occupied
(Reason: To comply with Policy EN14 (Control of Pollution) of the East Devon Local Plan 2013-2031 for the avoidance of light pollution)
9. Visibility splays shall be provided, laid out and maintained for that purpose at the site entry and exit in accordance with the attached diagram Proposed Site Plan 1917 010 where the visibility splays provide intervisibility between any points on the X and Y axes at a height of 0.6 metres above the adjacent carriageway/drive level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.4 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 43.0 metres in both directions in so far as the application site is affected.
(Reason: To provide adequate visibility from and of emerging vehicles and to comply with Policy TC7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan 2013-2031)
10. The Action Plan as outlined in 5.1.1 of the Staff Travel Plan submitted by PJA dated 07/09/20 shall be carried out on occupation of the development. Details of the name of the nominated travel plan co-ordinator shall be made available if requested by the local planning authority.
(Reason: In order to ensure that encouragement is given to other modes of accessing the site than single car occupancy, to ensure that sufficient parking is available at all times and that there is no inconvenience to local residents, in accordance with Policy TC9 (Parking Provision in New Development) of the East Devon Local Plan 2013-2031)

NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

The plans relating to this application are listed below:

001	Location Plan	29.09.20
010	Proposed Site Plan	29.09.20
011	Proposed Floor Plans	29.09.20
012	Proposed Floor Plans	29.09.20
013	Proposed roof plans	29.09.20
015	Proposed Elevation	29.09.20



Service Lead - Planning Strategy & Development Management

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.

Your attention is drawn to the Council's adopted Code of Practice for the Control of Construction Site Nuisance which is available on the EDDC website. The Code of Practice details the measures that the Council expects all works on construction sites to comply with to avoid excessive nuisance to residents. You should therefore ensure that all contractors on site are provided with a copy of this document and told to comply with it. Failure to comply with the code may lead to action under the Environmental Protection Act 1990 or the Control of Pollution Act 1974.

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

