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Mrs J Lovett
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EX3 0HQ

Town and Country Planning Act 1990 and its orders

FULL PLANNING PERMISSION GRANTED

LOCATION: Scouts Hut, Ferry Road, Topsham, Exeter, EX3 0JW

PROPOSAL: Demolition of existing Scout Hut and erection of new building, including storage, hall, changing facilities and meeting room

APPLICATION NUMBER: 16/0017/03

The Local Planning Authority grants planning permission for the above development subject to the following conditions:-

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 4 April 2016 (dwg. nos. B01, B03, B06, B07, B08, B09, B10, B11, B12, B13, B14 and B15, and e-mail from Steve Eastland to the Case Officer), 18 May 2016 (dwg. no. 210 L(-01)11 Rev. A) and 8 January 2016 (Flood Risk Assessment) as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved details.
- 3 Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and the development shall not be started before their approval is obtained in writing and the materials used in the construction of the development shall correspond with the approved samples in all respects.
Reason: To ensure that the materials conform with the visual amenity requirements of the area.
- 4 No development shall take place on site until a full investigation of the site has

taken place to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The building shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that no unacceptable risks remain.

Reason: In the interests of the amenity of the occupants of the building hereby approved.

- 5 No part of the development hereby approved shall be commenced until adequate areas to accommodate operatives' vehicles, construction plant and materials off of the public highway have been made available in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority and retained for those purposes during the construction period.
Reason: To ensure that adequate facilities are available for the construction traffic attracted to the site, in the interest of public safety.

- 6 No part of the development shall be occupied until the cycle parking facilities have been provided and maintained in accordance with the approved details and retained for those purposes at all times.
Reason: To provide adequate facilities for sustainable transport.

- 7 Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: In the interests of amenity.

- 8 Unless otherwise agreed in writing by the Local Planning Authority the building hereby approved shall achieve a BREEAM 'excellent' standard as a minimum, and shall achieve 'zero carbon' if commenced on or after 1st January 2019. Prior to commencement of development of such a building the developer shall submit to the Local Planning Authority a BREEAM design stage assessment report to be written by a licensed BREEAM assessor which shall set out the BREEAM score expected to be achieved by the building and the equivalent BREEAM standard to which the score relates. Where this does not meet the BREEAM minimum standard required by this consent the developer shall provide prior to the commencement of development of the building details of what changes will be made to the building to achieve the minimum standard, for the approval of the Local Planning Authority to be given in writing. The building must be completed fully in accordance with any approval given. A BREEAM post-completion report of the building is to be carried out by a licensed BREEAM assessor within three months of substantial completion of the building and shall set out the BREEAM score achieved by the building and the equivalent BREEAM standard to which such score relates.

Reason: To ensure that the proposal complies with Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development.

Notes to Applicant:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council has worked in a positive and pro-active way with the applicant to enable this planning permission to be granted. The Case Officer met the agent to discuss the proposals and worked with him to ensure a scheme could be supported by the Council. Since then, the Case Officer and agent have maintained regular communications.

Signed 
Assistant Director City Development

Dated: 24 August 2016