



**Dartmoor National Park Authority**

**Decision Notice**

***Grant of Conditional Planning Permission***

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: 0256/2:

**Agent**

**Mr Ed Persse**

49 Bannawell Street, Tavistock, PL19 0DP

**Applicant**

**Mr William Phillott**

Units 14 and 15 Pitts Cleave Industrial Estate, Wilminstone, Tavistock, PL19 0PW

The Dartmoor National Park Authority hereby grants permission to carry out the development described in the application dated 17 January 2023.

**Erection of industrial building, Site Adj to Units 14 and 15 Pitts Cleave Industrial Estate, Wilminstone, Tavistock, PL19 0PW**

**Subject to the Following Condition(s)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91 of the Town & Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):

- Proposed elevations - numbered 2660 PL-02 received 31-05-2023
- Proposed floor plans - numbered 2660 PL-01 received 31-05-2023
- Location plan - received 17-01-2023
- Proposed BNG Block plan - numbered BNG received 30-01-2025
- Proposed site plan - numbered TEMP01/02 Rev A received 04-02-2025

**Reason:** In the interest of clarity.

- 3 No development hereby permitted shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

(a) Soakaway test results in accordance with BRE 365, groundwater monitoring results in line with our DCC groundwater monitoring policy and evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins.

(b) A detailed drainage design based upon the approved Flood Risk Assessment and Drainage Report ( Rev.B , dated Jan. 2023 ) and the results of the information submitted in relation to (a) above.

(c) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.

(d) Proposals for the adoption and maintenance of the permanent surface water drainage system.

(e) A detailed assessment of the condition and capacity of any existing surface water drainage system/watercourse/culvert that will be affected by the proposals. The assessment should identify and commit to, any repair and/or improvement works to secure the proper function of the surface water drainage receptor.

No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (e) above.

**Reason:** The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG.

4 The development shall be carried out in accordance with the submitted "Flood Risk Assessment & Drainage Strategy Report" (no ref, dated January 2023) and the following mitigation measures it details in Chapter 6, including:

- The provision of a 5m flood corridor alongside the River Burn (North east and north west sides of the building),
- Finished floor levels to be set no lower than 108.10mAOD,
- The use of flood resistant/resilient construction and
- The production of a flood evacuation plan for approval by the Local Planning Authority.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**Reason:** To reduce the potential impacts of flooding.

5 No part of the development hereby approved shall be brought into its intended use until the access, parking facilities and turning area have been provided and maintained in accordance with the application drawings and retained for that purpose at all times

**Reason:** To ensure that adequate facilities are available for the traffic attracted to the site.

6 Prior to occupation of the building hereby permitted, an electric vehicle charge point shall be installed and connected for use within the proposed parking area.

**Reason:** To ensure that the proposed development is carried out in accordance with Policy 4.5 of the Dartmoor Local Plan.

7 Prior to the development hereby approved being brought into use, the biodiversity enhancement measures described in the Planning Statement dated 01 December 2022 shall be completed, such that they comply with Part 3 of Policy 2.3 of the Dartmoor Local Plan. Thereafter, the approved biodiversity enhancement measures shall be maintained in perpetuity.

**Reason:** To ensure that the development makes a proportionate contribution towards biodiversity enhancement, in accordance with Strategic Policy 2.3 of the Dartmoor Local Plan.

8 The premises hereby approved shall only be used for B1, B2 and B8 uses and for no other purpose including any other use specified in Class B3, B4, B5, B6 and B7 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

**Reason:** To protect the character and appearance of this area of the Dartmoor National Park and residential amenity, in accordance with policies 1.1, 1.2, 1.7 and 5.1 of the Dartmoor Local Plan.

**This decision is not a decision under the Building Regulations or any legislation other than that referred to above.**

Dated 05 February 2025



Dean Kinsella

**Director of Spatial Planning**

**NOTE: Failure to adhere to the details of the approved plans or to comply with any conditions constitutes a contravention of the Town and Country Planning Act 1990, in respect of which enforcement action may be taken.**

#### **Working Proactively with the Applicant**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal so as to deliver sustainable development.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.