

Reference No: 21/00414/FULL  
Parish: Holcombe Rogus 29



**TOWN AND COUNTRY PLANNING ACT 1990**

**APPROVAL OF FULL PLANNING APPLICATION**

**Name and Address of Applicant:**

The Governing Body of The Valley Partnership  
Webbers Church of England Primary School  
Fore Street  
Holcombe Rogus  
Devon  
TA21 0PE

**Name and Address of Agent:**

Mr M Puddicombe  
Hart-Ireson Ltd  
6 Yeo Business Park  
Clyst St Mary  
Exeter  
EX5 1DP

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Date Registered : 26th February 2021

Date of Permission : 20th April 2021

**Proposal:** Re-roofing and raising by 100mm of existing flat roofs and replacement of fascias  
**Location:** Webbers Church of England Primary School Fore Street Holcombe Rogus Devon

**Site Vicinity Grid Ref:** 305823/118919

**MID DEVON DISTRICT COUNCIL HEREBY GRANTS FULL PLANNING PERMISSION FOR THE ABOVE DEVELOPMENT**

**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.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**REASONS FOR CONDITIONS:**

1. In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.

**REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT**

The proposed maintenance and raising of the modern flat roofs sections of the school to provide insulation and repair are considered to be acceptable and will have no significant impacts on the setting and features of special architectural or historic interest which it possesses, in addition there will be no negative impacts on the conservation area and subject to material conditioning the proposed is acceptable and compliant with Policies DM1 and DM25 of the Mid Devon Local Plan 2013-2033, the National Planning Policy Framework and section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## Statement of Positive Working

In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

In accordance with the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

## DEVELOPMENT PLAN POLICIES:

### Mid Devon Local Plan 2013 – 2033

S1 - Sustainable development priorities

S6 - Employment

S9 - Environment

S13 - Villages

DM1 - High quality design

DM23 - Community facilities

DM25 - Development affecting heritage assets

## Relevant Plans

The plans listed below are those approved. No substitution shall be made.

Plan Type	Reference	Title/Version	Date Received
Site Location Plan	E2326 AL(0)05	In block plan	26/02/2021
Proposed Various	E2326 AL(0)01	Elevations	26/02/2021
Proposed Various	E2326 AL (0)02	Elevations	26/02/2021
Proposed Various	E2326 AL(0)03	Details View 2	26/02/2021
Proposed Various	E2326 AL(0)03	Details View 1	26/02/2021

A copy of the approved plans will be available on Mid Devon's online planning facility.

Website: <http://www.middevon.gov.uk/planning>

## Signed:

**Mrs Jenny Clifford**  
Head of Planning and Regeneration

**Date: 20th April 2021**

**THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS AND SEPARATE CONSENT MAY BE REQUIRED. PLEASE CONTACT OUR BUILDING CONTROL DEPARTMENT FOR MORE INFORMATION.**

**Please refer to notes attached**

**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, 1990 in respect of which enforcement action may be taken.**

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against your local planning authority's decision on your application, then you must do so within:  
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If you want to appeal against the Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### **Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- 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 is set out in Section 114 of the Town and Country Planning Act 1990.