

PLANNING APPLICATION REPORT

Case Officer: Jeremy Guise **Parish:** Buckland Monachorum **Ward:** Buckland Monachorum

Application No: 4006/16/FUL

Agent/Applicant:

Mr Ian Russell
9 Lower Compton Road
Plymouth
PL3 5DH

Applicant:

Plymouth Brethren
Plymouth Brethren Meeting Hall
Plymouth
PL3

Site Address: Land Adjacent To Yelverton Business Park, Yelverton Business Park, Crapstone, PL20 7LS

Development: Meeting hall (152sqm – for Plymouth Brethren Christian Church) and associated access parking and landscaping.

Reason item is being put before Committee:

Cllr P. Sanders - My reasons are the impact on the AONB the impact on the adjacent National Park, the use of a green field site to locate industrial activities given that many suitable sites are available within a 15 mile radius. I also feel that although the evolving JLP does not as yet carry much weight it is relevant that although previously considered for industrial development this site is not now included in the JLP for any form of development.

Cllr R Cheadle - Given that the PC has recommended rejection of both applications and there are, to date, over 140 letters of objection, this must come before the Committee



Recommendation: Grant Conditional planning permission

Conditions (list not in full)

1. Time limit
2. Approved plan Nos.
3. Materials
4. Implementation of landscaping scheme
5. Street access and parking to be provided
6. Universal condition for development on land affected by contamination
7. Verification report
8. Unsuspected Contamination
9. Implementation of ecology mitigation and enhancement measures
10. Detailed design of surface water management system.
11. Restriction of use class

Key issues for consideration:

1. The principle of developing a church on this site
 2. The design and appearance of the building
 3. The impact upon the character of the wider area including the Tamar Valley AONB
 4. The impact upon neighbouring properties
 5. The adequacy of parking and access arrangements
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Site Description:

The application site is a small 0.14ha area of vacant agricultural land to the east of Yelverton Business Park. It forms part of a larger area 2.25ha in size, located on the eastern edge of Yelverton Business Park and southwestern edge of the village of Crapstone.

It comprises part of a field that has been used in the past for pasture / pony paddock. Levels fall approx. 3m across the site from the North West to the south east. It is accessed off from Stoke Hill Lane via the Business Park, to the west.

The wider area is edge of settlement in character. There are open fields to the east and south, and the main village approach road to the north. The nearest residential properties, are a single dwelling, to the north east, and a row of large, detached, houses to the south. The latter are separated from the site by a pony paddock and a field.

The site is located within the Tamar Valley Area of Outstanding Natural Beauty (AONB) and adjacent to the boundary with Dartmoor National Park (DNP).

The Proposal:

Full planning permission is sought for a low rise single storey building (152sqm) comprising reception lobby, meeting hall, 3xWC's, mothers' room and garage. The proposed building shown on the western part of the site with sixteen parking spaces (one capable of being used by people with disabilities) and peripheral hedge and tree planting around the site

A planning statement prepared by PCL Planning, a Design and Access Statement (DAS) prepared by Design Development (DAS); an energy statement prepared by Energy Compliance; a Preliminary Ecological Assessment (PEA) prepared by Eco Logic; Desk Study and Ground investigation prepared by Hydrock and a Technical Note on transport issues, also prepared by Hydrock accompany the application.

In relation to the reasons for the proposal the Planning Statement states:-

'2.3 The proposed development seeks planning permission for the erection of a new hall of worship for use by the Plymouth Brethren.

2.4 There are currently 13 members of the Plymouth Brethren Christian Church living in the immediate neighbourhood with a further 2 members in the process of moving and another 5 just outside Yelverton. Members would like a convenient local meeting place for worship. The current meeting hall is in Brest Road, Plymouth, approximately 7 miles to the south of the site.

2.5 The Plymouth Brethren Church is an extremely charitable organisation that provides voluntary support for the emergency services and the general public of all faiths and denomination in time of need. The proposed building would also provide as much needed base to the Rapid Relief Team (RRT) to store all the equipment needed to deploy at short notice for any type of incident, including a catering trailer, water, food, sandbags etc. The RRT is registered with the relevant authorities such as the Councils, Fire Brigade, Police And Ambulance Services etc, and are often called upon to provide support at short notice/

In relation to the appearance of the proposed building the DAS states:-

'The site is on the edge of an AONB and as such is considered appropriate to receive a more considered external aesthetic than that of the adjacent existing development. This now looks somewhat dated with the curved eaves to the industrial cladding system. The Vandyke Brown has also weathered poorly. With ultraviolet degradation, making the surface appear chalky with uneven colouring.

The external walls are proposed in masonry construction with a smooth v stucco render that will be painted in a subdued 'heritage' colour... 'Spring Meadow' has been chosen as it is available in high quality durable smooth masonry paint.

The roof is a low duo pitch configuration chosen to reduce the overall height of the building. Accordingly to suit the low pitch, a profiled metal sheeting is proposed in 'Anthracite' colour. This colour will also be used for the windows doors and rainwater goods.'

There is a parallel application for three commercial units on part of the remaining field to the north and east. This is reported elsewhere on this agenda see ref. 4005/16.

Consultations:

- **County Highways Authority** - The application is supported by a Technical Note considering the highway impact of the development, the content and scope of which is broadly accepted by the highway authority. The access and parking proposed to serve the proposed development is acceptable from a highway point of view. It is recommended that a condition to require street access, parking and turning to be provided is incorporated in any grant of permission.
- **Environmental Health Section** - Seeks conditions relating to:- Universal condition for development on land affected by contamination; Verification report and Unsuspected Contamination'
- **Buckland Monachorum Parish Council** – First, the Committee considered the cumulative impact of the applications. It considered that the impact of the proposed development, which doubled the physical size of the current business park would have a significant impact on the village of Crapstone and the AONB, and in NPPF terms, should therefore be designated as major development for which no exceptional circumstances were either presented or apparent. The proposals singularly failed to either 'preserve' or 'protect' the AONB landscape. The Committee noted that this view was shared by the TVAONB Planning Officer in his response dated 20th Feb. On these grounds the Committee recommended that, in principal, the applications, if considered cumulatively, should be opposed.

The D&A Statement states that this application would be a 'modest addition to the proposed expansion of the Business Park'. The [Parish Council] Committee were of the view that the two applications had been submitted separately to constrain development of each to less than 1000 sqm (960 sqm and 152 sqm) in the mistaken belief that this would obviate the need to consider the application as a major development (thereby mis-understanding the difference between 'major'

in respect to the T&C PO and 'major' in respect of the NPPF). On its own, as a single building in the open countryside, within the AONB on an unallocated site outside the Settlement Boundary, the Committee had no hesitation in opposing the application. The Committee had no objection to the establishment of a facility to suit the needs of the applicant but considered such a facility would be inappropriate in this location and that no meaningful alternatives had been explored. It therefore failed in respect of relevant Policies within the extant Development Plan and in particular Policy SP17.

- **Tamar Valley AONB** — Have provided a lengthy response. Para 6 specifically relates to the meeting hall proposal. It states:

'It is evident that the physical impact of the meeting hall is limited given its scale and use. In those terms it is unlikely that it would generate impacts by way of noise, traffic flows, visual impact, landscape character that would render it major in the conventional sense to be applied in the case of para 116 of the NPPF.'

TVAONB response that concludes:-

'This consultation response has sought to set out how these applications have been assessed by the TVAONB and how they fall to be assessed as part of a wider suite of material planning matters that the LPA must consider.'

As has been noted we have assessed the schemes both individually and also collectively.

We remain concerned that the overall development whilst reduced in scale, will result in impacts that do not enhance or conserve the natural beauty of the AONB landscape. Given the above we are of the view that the applications as they stand would not fully accord with SP17 of the West Devon Core Strategy or paragraph 115 of the NPPF. In those terms we feel that the application will need to be assessed by the LPA in the light of footnote 9 to the paragraph 14 of the NPPF.

If the LPA is of the view that the development is in accordance with current development plan policies or that other material considerations are such that they outweigh any conflict with these policies then we would wish for suitable mitigation to be provided beyond that currently shown.

The current proposals still leave the area of land to the south of the site as open field with a gap provided for future access into this area of land. It is suggested that further meaningful landscaping should be provided as a minimum to offset the impacts of any development if approved

It is suggested that such landscaping should take the form of a woodland and pond in order to contribute to the Tamar Valley Biodiversity 2020 targets asset out within section 5.7 of the TVAONB Management Plan.'

- **Dartmoor National Park (DNP)** – The National Park Authority (NPA) has noted the application ref 4005/16/FUL.

While the scale of this proposed development is not likely, in its own right, to result in an unacceptable impact on the National Park interests, it is nevertheless considered to be an unsustainable form of development in an open countryside location outside of a recognised settlement. This may lead to additional car borne traffic movements from locations within the National Park to the detriment of the amenity of this location.

- **DCC Drainage** - At this stage, we have no in-principle objections to the above planning application, from a surface water drainage perspective, assuming that the following pre-commencement planning conditions are imposed on any approved permission:

Further to our letter of the 22/02/2017 and discussions with the consulting engineer (Hydrock) appropriate infiltration testing has provided within the submitted Ground Investigation to support the proposals for surface water disposal via infiltration. Although groundwater was located on the site, it is noted that the groundwater may be perched water rather than as a result of seasonal groundwater due to their location within the site. The current drainage proposals are now proposing a single soakaway as identified within Drawing No. C161168/C/100 (Rev. H, dated 12/04/17) supported by appropriate sizing calculations (Ref:170412, dated 12/04/17). This is located within an area where groundwater was not recorded and infiltration rates were shown to be favourable.

The engineering consultants have also submitted Drawing No. C161168/C/205 (Rev. A, dated 24/03/17) which shows appropriate exceedance routing which proposals of interception bund to the south of the site to retain and exceedance flows within the site boundary.

The consultants have also submitted a suitable maintenance schedule within their email dated 31/03/17). As such we have no further objection from a surface water management perspective subject to the condition above requiring details of the drainage during construction.

Representations:

226 letters of representation (LOR's) have been received. 43 support the proposal 183 object to it.

The reasons for support can be summarised as follows:-

The proposal gives the Rapid Relief Team (RRT - an associate charity which gives support to the community in times of flooding, fire and other emergencies) an essential base and store for their equipment. Support a very worthwhile cause. The RRT equipment store is a great asset. Easier to access this hall than to drive to Plymouth. It needs to be stored where it is easily accessible will reduce the need for local resident members travel to Plymouth. Buckland Monochorum Parish have been the biggest beneficiaries of RRT voluntary service. Look forward to seeing the application received majority support in favour so that RRT can continue to develop their great track record of public benefits. Allowing RRT to be based at Crapstone rather than Plymouth would be a significant benefit to the local community.

Development of green belt and is inevitable as a city like Plymouth expands geographically. An excellent way to further strengthen and support the vibrant community in Yelverton.

A meeting hall of the business park would be a massive asset. There aren't enough churches around the Yelverton area. Support this move to uphold the Christian faith in the area.

Building design and access very in keeping with other surrounding buildings. Small towns and villages are living places and as such cannot remain the same for ever. This is a well thought out design which is complimentary to the local; surrounding landscape.

This hall will have no adverse effect on traffic or the environment as it will only be used out of office hours.

Glad to see that they are planting more trees.

The reasons for objection can be summarised as follows:-

The proposal is inappropriate development in Tamar AONB and border with Dartmoor National Park area. There are no exceptional circumstances. It is outside village development boundary and will destroy a greenfield site adjacent to the National Park and within the AONB.

This proposal is for a meeting room for a religious group. There are already 5 public halls within the parish, which could be utilised for this purpose. These are all underutilised. There is no need for another. Furthermore, a public space of this type is likely to increase the number of visitors several fold, and to extend to hours of use in the evening and weekends which the business park does not.

No members of the Plymouth Brethren live in Crapstone and neighbouring villages. They travel from Plymouth. They have a brand new building in Roborough. There is absolutely no need for this extension. Plymouth Brethren have other local meeting halls. One in Roborough.

Relevant Planning History

- Pre-application advice provided. qualified support offered
- Ref. 2172/16/FUL -Full planning permission for 15 units with D21 meeting hall (2,127sqm) withdrawn 22/11/2016.
- Ref. 00396/2010 Extension to existing business park for B1, B2 and B8 units (33 units 6,216sqm total [4,200sqm light industrial and 2,016sqm office space]) Refused 28/10/2010 on the grounds that there is no exceptional need for development on this scale and that it would have a detrimental impact on the character of the AONB.
- Ref. 13262/2009/TAV Outline application for change of use (of land) to accommodate B1,B2 and B8 uses units (33 units 6,216sqm total [4,200sqm light industrial and 2,016sqm office space]) Withdrawn 06/11/2009
- Ref. 12273/2008/TAV Erection of 800sqm single storey unit Withdrawn 09/10/2008

ANALYSIS

Principle of Development/Sustainability:

The proposal falls to be considered, in the first instance, against Strategic Policy 13, Community services and facilities of the Core Strategy. This states

'Proposals to increase and enhance ... cultural ... facilities will be supported where they contribute to the wellbeing of the community and improve accessibility to services. Any new facilities... should be as well related as possible to the settlement ensuring that they are designed so as to be fully accessible taking into account a range of diverse needs and circumstances.'

The proposal would serve a particular section of the community, providing them with a hall for worship and functions that abrogates the need to travel elsewhere and provide a storage facility for the rapid Relief Team equipment. It will thus help satisfy the cultural needs of the community contributing to its wellbeing and accessible services

Design/Landscape:

The proposal is located within the Tamar Valley Area of Outstanding Natural Beauty (TVAONB / AONB) where Core strategy Policy SP17, Landscape Character, is relevant. It states:-

a. In designated Areas of Outstanding Natural Beauty their conservation and enhancement will be given great weight. Development will not be proposed in the LDF, or otherwise permitted, which would be detrimental to the natural beauty and quiet enjoyment of the Area of Outstanding Natural Beauty, including its landscape, wildlife and geological interest.

The criteria used to assess whether an application is to be considered a major development, in relation to AONB considerations, does not follow the Development Management Order definition. It is based on an assessment of the likely impacts of the development, not a numeric formula. The TVAONB, in their consultation response, have set out their view that the current proposal does not constitute major development within the AONB, and therefore that paragraph 115 of the NPPF is the relevant consideration, not paragraph 116. WDBC planning and landscape officers concur with the TVAONB's view, and therefore that Paragraph 115 of the NPPF is the relevant consideration. It states

Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

The proposal is for a single storey building of functional design. It would have some resemblance to the existing commercial buildings in the adjacent Business Park and the 3 commercial units proposed

in the parallel application ref. 4005/16. With the proposed landscaping around the buildings, the design is considered to be acceptable in relation to Core Strategy policy Strategic Policy 20, Promoting High Quality Design.

The proposal will impact upon semi improved grassland in the centre and north western part of the site, leaving the northern and eastern edges and a large swathe of the south undeveloped and enhanced by planting that would serve both to screen the site and enhance ecology. Development of the central part of the site is unlikely to impact much upon bio diversity. Subject to a condition requiring the implementation of the Ecology mitigation and enhancement measures the proposal is considered to be acceptable in relation to Strategic Policy 19 Biodiversity and Local Development Review Policy BE13 landscape and boundary treatment

Neighbour Amenity:

There are no residential properties in the immediate neighbourhood. Those in the row to the south are some located some distance (circa 60m / 100+m between buildings) from the site and are very unlikely to be affected by pollution or noise (the Policy BE16, potentially polluting activity pollution and Policy BE19 Noise, considerations). Their frontage outlook will alter, but their main private gardens are to the south and there is no planning requirement to safeguard individual views. Eventually the proposed landscaping will mature and obscure their view of their buildings, roads and car parking

Highways/Access:

Yelverton Business Park is located on the eastern side of Crapstone village. Most traffic visiting the Park does not have to travel through the village, as the main road link is via the A386 to the east.

The applicant's transport statement, and traffic modelling predicts a modest increase that the existing highway network is capable of accommodating and no particular safety issues. DCC Highways concur and are satisfied with the proposal in relation to Policy T9, and that levels of parking proposed are adequate – the Policy T8 consideration. Subject to condition requiring the parking and access to be provided the proposal is considered to be satisfactory

Other Matters:

Drainage

Strategic Policy 21 Flooding of the Core strategy is a relevant policy consideration. It states:-

Development should avoid flood risk where possible, ensure protection from and not worsen flooding, and provide betterment where possible.

Development should first seek to make use of areas at no or low risk to flooding (Flood Zone 1) before areas of higher risk (Flood Zones 2, 3a and 3b), where this is possible and compatible with other policies aimed at achieving a sustainable pattern of development.

Development which is acceptable (in terms of PPS25) or otherwise exceptionally justified within areas at risk of flooding must:

- *Be subject to a flood risk assessment;*
- *Include an appropriately safe means of escape above flood levels anticipated during the lifetime of the development; and*
- *Be designed and controlled to mitigate the effects of flooding on the site and the potential impact of the development on flooding elsewhere.*

Following work undertaken by Hydrock, the applicant's drainage engineers, DCC Drainage are satisfied that the surface water from the development can be adequately drained without adverse impact on land outside the site. A condition to require submission, approval and implementation of a surface water scheme is recommended. Subject to the imposition and compliance with this condition the proposal is considered to be acceptable in relation to Policy CS21.

Conclusion

This is considered to be a low key D1 use, compatible with the adjoining Business Park and wider area . It will satisfy the requirements of local Plymouth Brethren group, in accordance with policy SP13.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

West Devon Borough Council Core Strategy 2011

SP1 – Sustainable Development
SP2 – Decentralised and Renewable Low Carbon energy to Supply New Developments
SP3 – Renewable Energy
SP4 – Infrastructure Provision
SP5 – Spatial Strategy
SP13 - Community services and facilities
SP14 – Accessibility Planning
SP15 – Traffic Management
SP16 – Safer Communities
SP17 – Landscape Character
SP18 – The Heritage and Historical Character of West Devon
SP19 – Biodiversity
SP20 – Promoting High Quality Design
SP21 – Flooding
SP24 – Sustainable Rural Communities

West Devon Borough Council Local Plan Review 2005(as amended 2011)

NE10 – Protection of the Countryside and Other Open Spaces
BE13 – Landscaping and Boundary Treatment
BE16 – Potentially Polluting Activity
BE17 – Potentially Polluting Activity
BE18 – Potentially Polluting Activity
BE19 – Development on Contaminated Land
H41 – Business Use in Residential Areas
H42 – Disabled and Those with Mobility Issues
T1 – Walking and Cycling
T2 – Pedestrian and Cyclist Safety
T3 – Protection of Existing Footways, Cycleways and Bridleways
T5 – Public Transport
T7 – Railways
T8 – Car Parking
T9 – The Highway Network
PS2 – Sustainable Urban Drainage Systems

Emerging Joint Local Plan

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN - : PUBLICATION (as considered by the Full Councils end Feb/Early March 2017)

SPT1 Delivering sustainable development
 SPT2 Sustainable linked neighbourhoods and sustainable rural communities
 SPT4 Provision for employment floorspace
 SPT8 Strategic connectivity
 SPT11 Strategic approach to the natural environment
 TTV1 Prioritising growth through a hierarchy of sustainable settlements
 TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
 TTV31 Development in the Countryside
 DEV1 Protecting amenity and the environment
 DEV2 Air, water, soil, noise and land
 DEV20 Place shaping and the quality of the built environment
 DEV24 Landscape character
 DEV27 Nationally protected landscapes
 DEV28 Protecting and enhancing biodiversity and geological conservation
 DEV30 Trees, woodlands and hedgerows
 DEV34 Delivering low carbon development
 DEV35 Renewable and low carbon energy (including heat)
 DEV37 Managing flood risk and Water Quality Impacts

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

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 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 approved shall in all respects accord strictly with drawing numbers 980-202; 980-413; 980-513; 980-514; UB/YBP2/01 Rev.C & C161168/C/201 received by the Local Planning Authority on 13/12/2016 and drawing no. 980-B-300 Rev.A received 19/01/2017.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Prior to their installation details of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

4. The building work shall not be implemented except in full accordance with the landscaping scheme that has been submitted and approved by the Local Planning Authority. The scheme

submitted shall be fully implemented in the planting season following the completion of the development and the plants shall be protected, maintained and replaced as necessary for a minimum period of five years following the date of the completion of the planting.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

5. No part of the development hereby approved shall be brought into its intended use until the industrial estate street, aces, parking facilities, commercial vehicle loading/ unloading area, turning area and access drainage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority 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 the commencement of development, the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.
 1. A preliminary risk assessment/desk study identifying:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site
 2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these agreed elements require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: There is a need for further assessment in regards to the potential risk of UXO's on site. The condition covers the full range of measures that may be needed depending on the level of risk at the site. If the LPA is satisfied with the information submitted with the application they can decide to delete any of elements 1 to 4 no longer required. The LPA may still decide to use the whole condition as this would allow them to declare the information no longer satisfactory and require more or better quality information if any problems are encountered in future.

7. Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met. It shall also include, where relevant, a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the local planning authority.

Reason: Without this condition, the proposed development on the site may pose an unacceptable risk to the environment. This is listed as a separate condition as it gives the LPA

the option to choose a later control point: i.e. prior to occupation, rather than commencement of the development for the main phase of the remedial works.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amended investigation and risk assessment and, where necessary, a[n amended] remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with. Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

9. The recommendations, mitigation and enhancement measures of the Ecological Report, by Eco Logic on 13/12/2016, shall be fully implemented prior to the commencement of the use hereby approved and adhered to at all times. In the event that it is not possible to do so all work shall immediately cease and not recommence until such time as an alternative strategy has been agreed in writing with the local planning authority.

Reason: To safeguard the interests of protected species

10. No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.

Reason: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.

11. The proposed building shall only be used as a religious meeting hall and associated purposes (including limited equipment storage for the Rapid Relief Team) and for no other purpose within the class D1 of the use classes order, without the specific permission in writing of the Local Planning Authority.

Reason: The D1 use class, and associated permitted development right provisions, allow some uses that may be incompatible with the other industrial and commercial uses on the Business Park. The Local Planning Authority wishes to control any future changes of use to ensure that they do not undermine the viability of the Business Park.