

PLANNING APPLICATION REPORT

Case Officer: Wendy Ormsby

Parish: Ivybridge

Application No: 27/0372/15/F

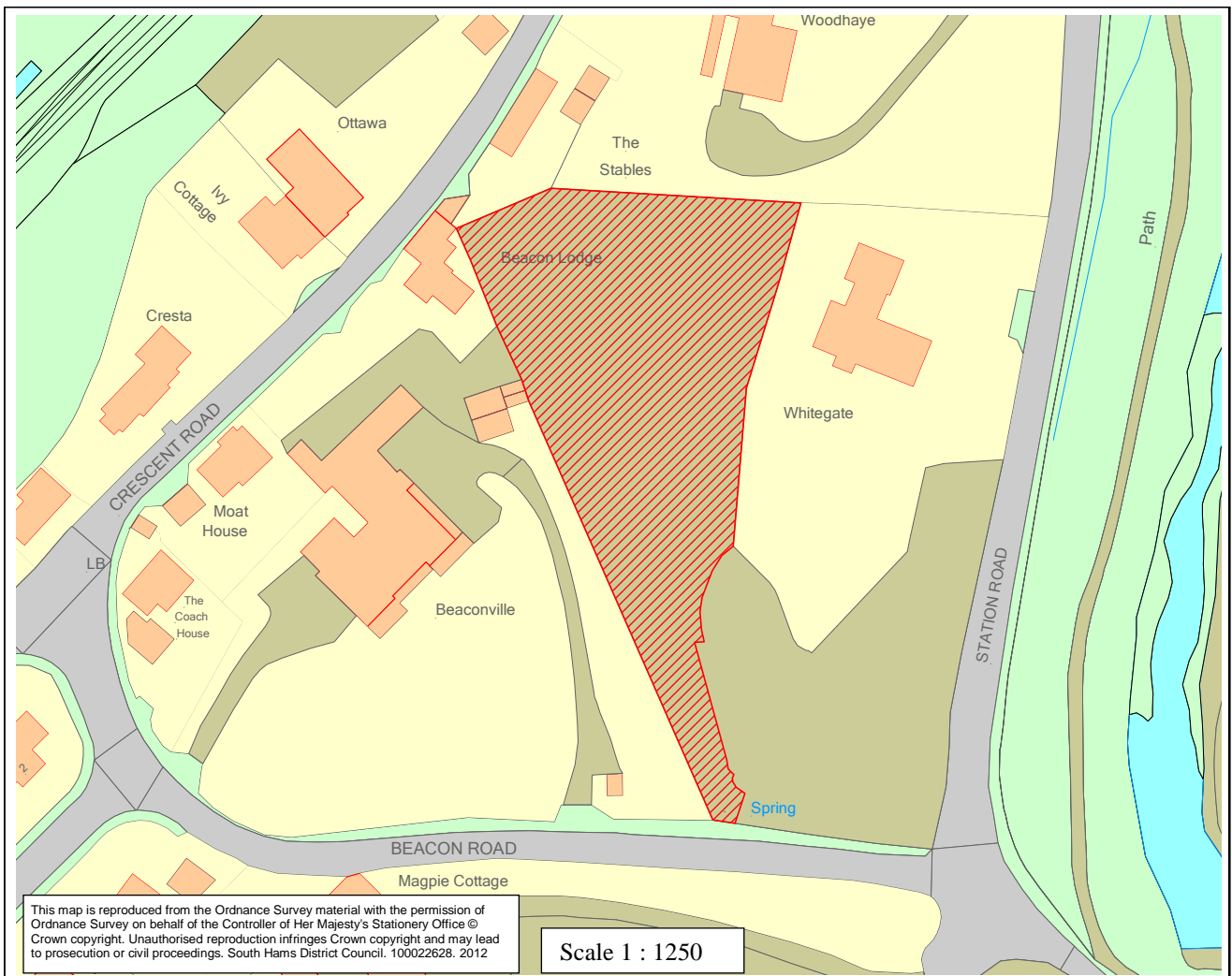
Agent/Applicant:

Moorhaven Ltd
Mrs A Peacock
The Pottery
Moorhaven Village
Ivybridge, PL21 0HB

Site Address: Proposed development site at SX 6345 5674, Mill Manor, Beacon Road, Ivybridge PL21 0AQ

Development: Erection of new dwelling

Reason item is being put before Committee Cllr May has requested the application be brought to the Committee to ensure it is properly scrutinised



Recommendation: Refusal

Reasons for refusal

The proposed dwelling, as a result of the subdivision of the large Mill Manor plot to create two smaller plots and due to its proximity to and relationship with the adjoining listed building Woodhay, will fail to preserve or enhance this part of the Conservation Area and will lead to substantial harm to the setting of a Listed Building. As such the development is contrary to Policy IP6 of the South Hams Local Plan, the South Hams Local Development Framework Core Strategy Policy CS9, the South Hams Local Development Framework Development Policies Development Plan Document Policy DP6 and Chapter 12 of the NPPF

Site Description:

The application site is a green site of approx 0.75 acres located within the Development Boundary of Ivybridge and sited towards to northern boundary of the town. Beacon Road runs to the south of the site and Station Road, separated from the site by dwellings, lies to the east. East of Station Road is the wooded valley following the river Erme. The railway viaduct defines the edge between Ivybridge and Dartmoor National Park to the north of the application site. South East of the site is Stoford Mill and Ivybridge College beyond that. The character of the area is of a tranquil, green, low density residential area with a sense of historic grandeur. The site lies within a Conservation Area.

The land was last used as a paddock for the grazing of horses. The site was shown as being included within the new residential curtilage of Mill Manor when planning permission was granted for this new dwelling in 2012. Mill Manor was recently completed and it is understood that the recent sale of Mill Manor did not include the land that forms part of the application site.

To the north of the site is Woodhay, a Grade II Listed Building. The application site was originally a paddock serving this property; the curtilages of the paddock and Woodhay are separated by a ha ha. There is some planting on this shared boundary but the front of the Woodhay remains clearly open and visible when viewed from the application site.

Woodhay, one the first houses to be built in this part of Ivybridge originally sat in grounds of some 3.75 acres (1.5ha); more recently parts of this land have been developed for housing at Whitegates and Mill Manor or separated off through conversion at The Stables. Woodhay now sits in grounds of approx. 1.45 acres.

The dwellings within the converted stable block of Woodhay sit to the North West, as does Beacon Lodge. Beaconville Nursing Home lies to the west of the site. Whitegates adjoins the eastern site boundary. All these residential properties are currently reasonably well screened from the site by mature vegetation.

Access to the site is from an existing access into Beacon Road which would be shared with Mill Manor.

The site rises gently from the South East to the North West. There is a small copse of trees within the North West corner of the site; all other significant trees are on the site boundaries. The main part of the site is open grassland, which is starting to become overgrown with brambles in parts.

The Proposal:

It is proposed to build a mostly single storey, spacious, four bedroom dwelling. The South Western part of the building will be two storeys with a garage at the lower level. The building will include a 'green' flat roof planted with a meadow of grasses and flora and the building will be of a contemporary, low rise, angular design. It is proposed that the elevations be finished with a mixture of stone, render and reflective cladding.

The building will be sited towards the North West corner of the site, the highest and most steeply sloping part of the site. The building will be cut into the land such that the North West elevation will barely emerge from the ground. The principal South East elevation will vary in height from 3.5m at its Northern edge to 6.5m at its Southern edge where the building becomes two storeys.

Only the South East elevation will contain any windows or doors.

It will be necessary to remove the existing copse of trees in this North West corner of the site; replacement tree planting is proposed behind the house in this corner and further landscaping of the entire site is proposed.

A new driveway is proposed running north from the existing access of Beacon Road, close to the western site boundary. The driveway will widen into a turning and parking area in front of the South Western part of the house leading to an area of steps, terrace and walkways that link to the front door of the house.

The remaining part of the site will be lawn with a limited number of specimen trees planted within it.

Consultations:

- County Highways Authority – Standing advice
- SHDC Drainage – No objection
- NER – No objection with regard to impact on trees.
- Town Council – Objects for reasons summarised as follows:
 - Adverse impact on Conservation Area
 - Adverse impact on Listed Building Woodhaye
 - Contrary to Policy IP6
 - Adverse impact during construction
 - Impact on residents of adjacent nursing home during construction due to amount of excavation required.
 - Loss of trees and replacement with non-native species

- Design is out of character with the area

SHDC Conservation: Objects, detailed comments are as follows:

Legislative Framework, Principles and Guidance relating to the assessment of the impact of development on heritage assets.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

This statutory obligation is further reinforced through Section 12 of the NPPF.

National Planning Policy Framework (NPPF)

The following paragraphs within Section 12 are of particular relevance to this case:

Para. 128 states: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

Para. 129 states. *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*

Para. 132 states. *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”*

Para. 133 states. *“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.....”*

Para 134 states. *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”*

National Planning Practice Guidance

The recently launched National Planning Practice Guidance (NPPG) is also of relevance particularly the Section: Conserving and Enhancing the Historic Environment.

Para 3. Decision-taking: historic environment – *“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”*

Under the same heading reference is made to the *Setting of a Heritage Asset*:

“A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. Setting is the surroundings in which an asset is

experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places”.

“The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.”

Further guidance is given with regards to assessing harm:

“ What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, [significance](#) derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”

Further advice and guidance is offered within the 2011 English Heritage publication: *The Setting of Heritage Assets*.

The Setting of Heritage Assets – English Heritage Guidance 2011.

In the introduction to this document it states: *“The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced.”* The document explains that to properly assess a development’s impact on the setting of heritage assets a sequential approach should be adopted. This approach is detailed on pages 17-22 and covers a 5-step approach categorised as follows:

Step 1 – Identifying the heritage assets affected and their settings.

Step 2 – Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset.

Step 3 – Assessing the effect of the proposed development on the significance of the asset(s)

Step 4 – Maximising enhancement and minimising harm

Step 5 – Making and documenting the decision and monitoring outcomes.

Recent Case Law

In 2013 *East Northamptonshire DC v. Secretary of State for Communities and Local Government* (known as the ‘Barnwell Manor’ case), the Court of Appeal held that Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 required decision makers to give *“considerable importance and weight”* to the desirability of preserving the setting of listed buildings.

Further recent case law has reinforced this view, reiterating the view that the primary statutory duty for decision-makers is to favour preservation.

Paragraph 49 of the judgment on *R. (on the application of (1) The Forge Field Society (2) Martin Barraud (3) Robert Rees) v Sevenoaks District Council* [2014] EWHC 1895 states:

“...an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.”

The Significance and Setting of Woodhaye

Woodhaye is reputed to have been built as a dower house in the 1840s and is an exceptionally well-preserved medium-sized dwelling from this period. It was clearly a high status house, with its winding, private approach drive, generous grounds and commanding position on the hillside. For these reasons, it clearly has **historic** and **evidential** significance as a good exemplar of the architectural fashion of the day and one of the first buildings in this area north of the town, very close to the original station, which opened around the time the house was built.

The **aesthetic** significance of the house and grounds is just as important, however. The site and orientation were carefully selected to take full advantage of the prospect to the south and east as well as the wooded backdrop (The Cornwood Tithe Map, drawn a short time before construction of the house in the early 1840s, shows a green field with no nearby development. Woodhaye was therefore clearly intended to be seen within this landscape (including from the paddock where development is now proposed) and, despite some development around it, is still very picturesque.

It is clear that the paddock south of the house was intended to form part of this setting. The ha-ha that separates them was designed to enable a seamless view from the house of the garden and field beyond. All the principal rooms of the house face south to take advantage of this view. Furthermore, the house can be especially well appreciated from this space, rising above the paddock with the woods behind it. Late 20th century development has caused some harm to this setting – notably Whitegate, built 1981 on the former tennis court (before Woodhaye was listed) - however, like the house itself, the overall setting is well preserved enabling Woodhaye to be experienced in much the same way as it was originally intended.

Significance of Northern part of Ivybridge Conservation Area

The area running along the west bank of the river Erme between the former station and the primary school is a welcome lung of very low density development dividing and contrasting with the two dominant areas of Ivybridge housing estates. Station Road itself is attractive and retains historic walls and kerbstones with attractive views to the east and west. There are significant glimpses of Woodhaye from the road with mature trees in the foreground.

Statement of Heritage Significance submitted with application

This statement complies with the requirement of paragraph 128 of the NPPF set out in section 1 above. It draws the following conclusions:

- a. *‘The proposed development site was not part of the designed landscape for the asset. The setting has been eroded by historic development that has affected views of the asset from the wider context and thereby, views out from the asset. Significance now lies in the building itself and its immediate garden setting.’*
- b. *‘The wider setting, where the proposal site is located, is considered only to make a small contribution to the significance of the house as it was once part of the curtilage but never designed in a way that the gardens immediately around the asset were.’*
- c. *‘There are no longer any public vantage points into the site.’*
- d. *‘The setting is not significant enough to preclude any form of development within the wider context.’*

- e. *'The direct benefits of the proposal to the asset are limited to a large extent due to the fact that the general public currently do not have appreciation of the asset as it is hidden from public view. It can be argued that there is a limited indirect public benefit as the construction of a new dwelling will allow the new owners to appreciate the asset from their garden. Therefore, as there is currently no public benefit enjoyed, then the proposal enhances this position. Hence the assertion that relatively the proposal has a significant benefit.'*
- f. *'The proposal has 'less than substantial harm' on the heritage asset and even though its wider setting will be altered from existing open pasture to a managed residential landscape, through careful design, this impact can be minimised.'*

The Council's Response to the applicant's *Statement of Heritage Significance*

- a/b There is clear evidence that the development site was indeed part of the designed landscape for the asset. The purpose of a ha-ha was to create a visual continuation of the garden into the surrounding landscape, while at the same time excluding livestock. The views from the principal rooms of the house and from the veranda all face in this direction. It is acknowledged that these views have been eroded somewhat by the construction of Whitegate, but the principal outlook over the paddock can still be appreciated and forms an important part of the setting and the significance of Woodhaye.
- c. In fact, there are public vantage points of the house from Station Road. Notwithstanding these, the National Planning Practice Guidance states that the contribution setting makes on the significance of a heritage asset *'does not depend on there being public rights or an ability to access or experience that setting'*. Woodhaye is a good example of a building the significance of which lies in its wider landscape setting.
- d. Development can take many forms; however the proposal under consideration is a new house, drive and domestic enclosure. This is considered to cause significant harm to the setting of the listed building.
- e. There appears to be a misunderstanding here of the meaning of *'public benefit'* as defined in Paragraph 134 of the NPPF. The ability of the owners of the new house to see Woodhaye is not a public benefit and certainly would not outweigh the harm caused to the significance of the listed building.
- f. While it is clear that an attempt has been made to minimise the impact of the proposed house, it would be located very close to Woodhaye and occupy part of the foreground of views from it. While the partial sinking the building into the hillside and cladding its roof in sedum or grass would reduce the visual impact of the house compared with a conventional building, it would still be significant, not just by occupying much of the view, but also through the noise and other activity associated with a dwelling. The mere presence of a house in such close proximity would fundamentally transform the surroundings of Woodhaye and result in harm to its significance (notwithstanding changes to the space that may occur under the terms of the existing new house at Mill Manor.

Within the very wide and inexact definitions provided in the NPPF and NPPG, this harm must still be considered to be *less than substantial*. However, it is highly significant and is in no way outweighed by any small public benefits deriving from the proposal. It is the duty of the Council to *have special regard to the desirability of preserving the building or its setting and great weight should be given to the asset's conservation*.

Summary

Much of the significance of Woodhaye lies in its landscape setting and there is evidence that its site was carefully selected to take advantage of this. The paddock was intended to form part of this designed setting and features in the principal views from the house. It therefore makes an important contribution to the significance of the listed building.

Although subsequent development has affected the setting, it survives remarkably intact. The proposed construction of a new house in the paddock, close to the boundary of Woodhay would harm the significance of the listed building. As such, it would be contrary to South Hams LDF Core Strategy policy CS9; DPD policy DP6 and the NPPF.

Representations:

All letters of representation can be viewed in full on the Council's web site.

34 letters received in SUPPORT of the application for reasons summarised as follows:

- The garden to Mill manor is too large
- This is a welcome addition to the housing stock
- It is a sustainable development
- The impact will be minimal
- Will encourage, needed, wealthy, high spending residents to Ivybridge
- Will enhance the Conservation Area
- One house will not adversely impact on traffic levels.
- Economic benefit to area such as for tradesmen
- Unusual and interesting design, innovative.
- Still a large plot
- Good use of undeveloped land
- Will not be visible from the road
- Will improve appearance and landscaping of site
- Will restore setting of the Listed Building

39 letters have been received OBJECTING to this development for the reasons summarized as follows:

- Officers have previously stated that there would be no 2nd dwelling on this land.
- The huge amounts of excavation are unsustainable
- Contrary to the low density Policy IP6
- Increase in traffic on Beacon Road will have an adverse impact
- Adverse impact on character of Conservation Area

- Will not conserve or enhance Conservation Area
- Significant adverse impact on Listed Building
- Impact on sewer system serving `The Stables`
- Public danger from construction traffic
- Design is out of character with the area
- Large expensive housing does not address local housing need
- Better located further into the site to allow more planting to give more privacy to neighbours
- Access to Mill Manor is dangerous
- The boundary between the site and Woodhay is a ha ha indicating the land is part of the setting of the Listed Building
- No significant public benefit
- Footprint is too big
- Land is overlooked by Woodhay so will have little privacy

Ivybridge Civic Society – Objects on the grounds summarized as follows:

- Will increase traffic contrary to Policy IP6
- Large footprint and excessive excavation required
- Precedent for developing nearby large plots would be created.

Relevant Planning History

- 27/2298/14/VAR, Retrospective variation of condition (2) to planning consent
27/2823/12/F
- 27/1436/14/F, Erection of garage, Land adj to Whitegates, Beacon Road, Ivybridge, Conditional Approval
- 27/0720/14/F, Householder application for erection of new garage, Land adj to Whitegate, Beacon Road, Ivybridge, Conditional Approval
- 27/2823/12/F, Full application for erection of four bedroom house and formation of new driveway with associated works, Land adj to Whitegate, Beacon Road, Ivybridge, Conditional Approval

ANALYSIS

Principle of Development:

The site is located within the Ivybridge Development Boundary. Within development boundaries the principle of residential development is normally acceptable subject to all other material planning considerations being satisfied. In this case of great relevance in considering the principle of development on this site is saved Policy IP6 of the South Hams Local Plan which states the following:

..development which would alter the low density character of, or increase the number of vehicles in, the Policy Areas around Woodhaye, The Chantry and Highland will not normally be permitted`

Policy IP6 was saved as part of the Local Development Framework in 2006 as it was recognised that this part of the Conservation Area was relatively unchanged and the characteristics identified in this policy remained relevant. Policy IP6 has subsequently been considered against the NPPF 2012 and is considered to be compliant. Policy IP6 therefore remains as a material consideration.

Policy Area IP6 is characterised by unusually large plots including:

The Chantry – 3.3 acres

Highlands –

Woodhaye – 1.45 acres

Mill Manor (approved site area including this application site) – 1.3 acres

Beaconville – 1.28 acres

The application proposal would split the Mill Manor site, creating two plots of 0.75 acres and 0.55 acres. In a normal urban context these two plots would be considered large, however this Policy Area recognizes the unusually large grounds of the buildings within it, and seeks to preserve this characteristic. The proposed plot sizes of 0.75 acres and 0.55 acres are half to a third of the size of the large plots currently existing within the Policy Area; they are significantly smaller than other plots in the Policy Area and therefore out of character with the plot sizes of the area.

In 2009 an appeal against the refusal of planning permission for the construction of 2 dwellings within the very large (3.2 acres) grounds of The Chantry was dismissed because of the impact on overall spaciousness of the site which provides a leafy backcloth to the town centre and riverside. This site falls within the same IP6 Policy area as the application site.

It is concluded that the application proposal is contrary to Policy IP6 and the principle of any new dwelling on this site unacceptable.

Impact on the Conservation Area

Policy DP6 of the LDF requires that development should preserve or enhance the quality of the historic environment, taking into account local context and the character and appearance of the environment.

Integral to the character of this part of the Conservation Area is the green spaciousness created by the very large plot sizes of key properties in the area, which are specifically identified in Policy IP6.

The land south of Woodhayes has already been subdivided; in the 1970's when Whitegates was built and more recently by the construction of Mill Manor. To subdivide this land further with additional development will erode the open character of the area to an unacceptable level where significant harm would be caused to the character of this part of the Conservation Area.

The development proposal would not preserve or enhance the quality of the historic environment and as such is contrary to Policy DP6 of the LDF.

Design/Landscape:

The proposed dwelling has been designed to minimize its impact on the adjacent Listed Building, it is low rise and dug into the hill slope. The design is contemporary, including a flat planted green roof. The proposed palette of materials is stone, render and reflective cladding.

Objections have been raised about the design of the building stating that it is out of character with the Conservation Area. In seeking to preserve and enhance a Conservation Area it is not always necessary to prevent any change or to only allow new build that copies existing styles; well designed contemporary architecture can fit well into a Conservation Area as a continued evolution of the landscape.

In this case it is considered that the design of the proposed dwelling in itself is acceptable and in other circumstances could be acceptable within a Conservation Area. The objection in this instance is not the detailed design but the principle of a new built form within this site; the impact it will have on the setting of the Listed Building, Woodhaye and the adverse impact on the Conservation Area arising from the subdivision of a larger residential plot.

Neighbour Amenity:

The proposed building is low rise with openings only on the South East elevation, looking to the boundary with Whitegate which is well screened with mature vegetation. No significant loss of privacy to neighbours will arise, there will be no loss of light to neighbours and the building will not appear overbearing.

The proposed gardens for the new house will be significantly overlooked by Woodhaye which could encourage future residents to plant trees on this northern boundary so as to obtain privacy. This would adversely affect the setting of the Listed Building.

Concerns have been raised about the disturbance to neighbours during construction, having particular regard to the amount of excavation required. Whilst it is acknowledged that disturbance will arise this would not in itself justify the refusal of planning permission but should be managed through a Construction Management Plan.

The impact on neighbour amenity is acceptable.

Heritage:

The heritage issues raised by this application have been comprehensively addressed in the Conservation Officer's consultation response included in this report.

The applicant has responded to these comments challenging some of the points raised:

The applicant states that the reference to the land as being a paddock is misleading as it is now approved within the Mill Manor application as being residential curtilage. The land historically was a paddock and was referred to as such in historic sales particulars for Woodhaye, the land has been grazed by horses in recent memory of local residents. The land was indicated as being within the residential curtilage of Mill Manor but to date has not been brought into residential use and is not in the ownership of the owners of Mill Manor. Officers consider the reference to the land as being a paddock is appropriate.

The reference to the boundary between the application site and Woodhaye as being defined by a ha ha is challenged. Officers are of the opinion that the boundary is defined by a ha ha; even if it were not a ha ha it is clear that the intention of this low wall is to allow views between Woodhayes and the paddock.

Officers remain of the opinion that there are clear views from the ground floor windows of Woodhaye into much of the application site.

In conclusion, the proposed development would lead to substantial harm to the listed building. As such it is contrary to South Hams LDF Core Strategy Policy CS9, DPD Policy DP6 and the NPPF.

Highways/Access:

The site is accessed off Beacon Road which is a single lane road with the entrance through an existing gated entrance. The proposal would result in an increase in traffic movements within the area. Policy IP6 clearly states that an increase in traffic will not normally be permitted. Within the 2008 appeal decision at the Chantry the inspector concluded that the introduction of two dwellings would not materially adversely affect the free flow of traffic and highway safety on the vicinity. In addition to this Officers from Devon County Council have offered standard advice and raise no objection to the scheme.

On balance officers feel that the increase in traffic movements associated with a further single dwelling will not be significant.

Conclusion:

The proposed dwelling as a result of the subdivision of the large Mill Manor plot and due to its proximity to and relationship with the adjoining listed building Woodhaye, will fail to preserve or enhance this part of the Conservation Area and will lead to substantial harm to the setting of a Listed Building. As such the development is contrary to policies IP6 of the South Hams Local Plan, Core Strategy Policy CS9, Development Plan Policy DP6 and Chapter 12 of the NPPF and it is recommended that planning permission be refused.

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

NPPF

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design

DP3 Residential Amenity

DP4 Sustainable Construction

DP5 Conservation and Wildlife

DP6 Historic Environment

DP7 Transport, Access & Parking

South Hams Local Plan

IP 6 Environment in Ivybridge

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.