

## **HISTORY OF SITE**

14/2066/01 – Phased development of a 60 bed residential care home, 47 assisted living apartments and 55 age restricted dwellings. Allowed on appeal by Inspector's decision letter dated 27/04/2016.

17/1091/02 - Approval of details for 54 dwellings, public open space, landscaping and associated highways and drainage infrastructure, i.e. for reserved matters of layout, scale, appearance and landscaping (Pursuant to outline planning permission granted on 27th April 2016, reference 14/2066/OUT). Approved 12/12/2017.

17/1106/02 – Reserved matters application (pursuant to outline permission granted on 27th April 2016, ref 14/2066/01) for approval of the layout, scale, appearance and landscaping of the Care Home and Assisted Living Apartments. Approved 03/10/2017.

17/1758/NMA - Amendment to approved reserved matters consent to reduce height, mass and footprint of approved Care Home and Assisted-Living apartments, and associated changes to elevations and basement level parking access location. (Non-Material Minor Amendment to Planning Permission ref no. 17/1106/RES granted on 3rd October 2017 pursuant to the original outline consent ref 14/2066/OUT). Approved 09/01/2018.

19/1376/FUL - Construction of assisted living/extra care accommodation with communal facilities (Use Class C2) and car parking. Currently undetermined.

## **DESCRIPTION OF SITE/PROPOSAL**

The application site comprises part of a larger site for which planning permission was granted on appeal for a mix of housing (53 dwellings), Assisted Living Units and a Care Home. The site is fronted by Exeter Road and adjoins Topsham Rugby Club. The road serving the site from Exeter Road (Bewick Avenue), and the houses have already been constructed. The Care Home the subject of this application will be developed on the front part of the site facing Exeter Road with the 'assisted living development' sitting behind it further back into the site.

The proposal comprises the erection of a part 2, part 2.5 storey building to provide a 72 bed (all ensuite) care home falling with Use Class C2. The care home will also contain communal lounge areas, resident café/dining facilities, reception/ancillary staff rooms, nurse stations, lifts, cinema room, function room, hair and beauty room as well as back of house facilities including kitchen, laundry, staff changing and training room. The site layout also incorporates landscaped grounds, parking (33 space including 2 disabled spaces), cycle parking and associated refuse storage facilities. The building has a u-shape and fronts the main road with vehicular access to the site obtained via Bewick Avenue which leads to the parking area behind the building and the main entrance/reception.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

The following documents have been submitted in support of the application –

- Planning Statement
- Design & Access Statement
- Transport Statement
- Travel Plan
- Preliminary Ecological Appraisal
- Shadow Appropriate Assessment

- Air Quality Assessment
- Noise Impact Assessment
- Sustainability Statement
- Land Contamination
- Drainage Strategy Report
- Landscape Management and Maintenance Plan
- Landscape Strategy

## **REPRESENTATIONS**

5 letters of representation have been received raising the following issues –

- Not democratic to consider applications during Coronavirus crisis
- Height overly dominant – loss of light and visual outlook to properties opposite
- Pollution – Noise and Air Quality. Construction- dust, traffic fumes etc. Impact on surrounding residents amenity/health/stress
- Increase in no of care home residents from previously approved 60 to 72 proposed unacceptable
- Poor design – not in keeping with local architecture
- Inadequate parking
- Cycle parking – type and associated staff changing facilities
- Impact on trees/hedges and provision of appropriate landscaping scheme

## **CONSULTATIONS**

**County Head of Planning, Transportation and Environment (Highways)** – Raises no objection and comments access arrangements, trip generation (not considered significant), parking provision (acceptable), cycle parking/changing facilities, travel planning and construction arrangements. Recommends conditions accordingly.

**DCC (Lead Local Flood Authority)** – Currently objects on basis of surface water drainage arrangements – hierarchy of sustainable drainage approaches and makes following observations requesting further information –

“Underground systems cannot be considered as truly sustainable means of drainage because they do not provide the required water quality, public amenity and biodiversity benefits, which are some of the underpinning principles of SuDS. Consequently, above-ground SuDS components should be utilised unless the applicant can robustly demonstrate that they are not feasible; in almost all cases, above- and below-ground components can be used in combination where development area is limited.

The applicant will also be required to submit Micro Drainage model outputs, or similar, in order to demonstrate that all components of the proposed surface water drainage system have been designed to the 1 in 100 year (+40% allowance for climate change) rainfall event.

Page 9 of the Drainage Strategy Report suggests that the total area of the site (0.49ha) has been used to calculate the Greenfield runoff rates, however, these rates should be calculated using the proposed impermeable area of the new development only and not the full site area.

The applicant must submit details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the surface water drainage management system.

Information on who will be responsible for maintenance of the drainage systems should be submitted.

The applicant must note that infiltration tests in accordance with BRE Digest 365 Soakaway Design (2016) must be undertaken. Three tests per trial pit must be submitted with trial pits located where the soakaway will be positioned on site and at the same depths.

Although rainwater harvesting is listed as suitable on the site suitability assessment further details of this is not discussed and are not mentioned on the Drainage GA drawing in appendix E. If rainwater harvesting is going to be utilised then further details should be submitted by the applicant.”

**Environmental Health** – Comment on air quality mitigation measures to be included in CEMP, land contamination, noise and kitchen extraction. Recommends relevant conditions to cover matters.

**RD&E NHS Foundation Trust** – submitted a lengthy consultation response setting out the background and justification behind a request for a S106 financial contribution of £40,101.

**Police Designing Out Crime Officer** – No objection but makes some comments on detailed design matters including clear distinction between public and private space, security controlled access points, defensive planting, surveillance, lighting, door/window design details, management/maintenance and CCTV.

**RSPB** – Comment positively on recommendations in submitted Ecological Appraisal, recommends integral swift bricks and enhancement opportunities through landscaping design.

## **PLANNING POLICIES/POLICY GUIDANCE**

### **Government Guidance**

National Planning Policy Framework (NPPF) (February 2019)  
Planning Practice Guidance (PPG)

### **Core Strategy (Adopted 21 February 2012)**

Core Strategy Objectives

CP1 – Spatial Strategy

CP2 – Employment

CP3 – Housing

CP4 – Density

CP5 – Mixed Housing

CP9 – Transport

CP10 – Meeting Community Needs

CP11 – Pollution

CP12 – Flood Risk

CP14 – Renewable and Low Carbon Energy

CP15 – Sustainable Construction

CP16 – Green Infrastructure, Landscape and Biodiversity

CP17 – Design and Local Distinctiveness

CP18 – Infrastructure

### **Exeter Local Plan First Review 1995-2011 (Adopted 31 March 2005)**

AP1 – Design and Location of Development

AP2 – Sequential Approach  
E5 – Employment Use in Residential Areas  
H1 – Search Sequence  
H2 – Location Priorities  
H5 – Diversity of Housing  
T1 – Hierarchy of Modes  
T2 – Accessibility Criteria  
T3 – Encouraging Use of Sustainable Modes  
T5 – Cycle Route Network  
T9 – Access to Buildings by People with Disabilities  
T10 – Car Parking Standards  
C5 – Archaeology  
LS1 – Landscape Setting  
LS2 – Ramsar/Special Protection Area  
LS3 – Sites of Special Scientific Interest  
EN2 – Contaminated Land  
EN3 – Air and Water Quality  
EN4 – Flood Risk  
EN5 – Noise  
EN6 – Renewable Energy  
DG1 – Objectives of Urban Design  
DG2 – Energy Conservation  
DG3 – Commercial Development  
DG4 – Residential Layout and Amenity  
DG6 – Vehicle Circulation and Car Parking in Residential Development  
DG7 – Crime Prevention and Safety

**Devon Waste Plan 2011 – 2031 (Adopted 11 December 2014) (Devon County Council)**

W4 – Waste Prevention  
W21 – Making Provision for Waste Management

**Development Delivery Development Plan Document (Publication Version, July 2015)**

This document represents a material consideration but has not been adopted and does not form part of the Development Plan and therefore carries limited weight.

DD1 – Sustainable Development  
DD9 – Accessible, Adaptable and Wheelchair User Dwellings  
DD13 – Residential Amenity  
DD20 – Accessibility and Sustainable Movement  
DD21 – Parking  
DD25 – Design Principles  
DD26 – Designing out Crime  
DD28 – Conserving and Managing Heritage Assets  
DD29 – Protection of Landscape Setting Areas  
DD30 – Green Infrastructure  
DD31 – Biodiversity  
DD33 – Flood Risk  
DD34 – Pollution and Contaminated Land

**Exeter City Council Supplementary Planning Documents**

Archaeology and Development SPD (Nov 2004)  
Sustainable Transport SPD (March 2013)

Planning Obligations SPD (April 2014)  
Trees and Development SPD (Sept 2009)

## **Devon County Council Supplementary Planning Documents**

Minerals and Waste – not just County Matters Part 1: Waste Management and Infrastructure SPD (July 2015)

### **Human Rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

### **Public Sector Equalities Duty (PSED)**

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage, the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

## **OBSERVATIONS**

### **Context**

The principle of a Care home on this site has previously been considered and approved, initially on appeal via a Public Inquiry in respect of the refusal of an outline application which included a Care Home as part of a wider development also including ‘Assisted living units’ and housing. Subsequently, reserved matters approval was granted for the details of the assisted living units and Care home elements of the development. The Council is still unable to demonstrate a 5yr supply of housing and this forms a material consideration in the assessment of the merits of the current application.

The previously approved scheme for the Care Home occupied a similar footprint and position on the site to that now proposed. It also incorporated the main entrance to the building on the rear elevation away from the Exeter Road frontage accessed from the parking area also situated behind the building. Following further appraisal of the approved scheme the prospective developer is now seeking approval for a revised design and slight increase in number of residents that can be accommodated in the care home from 60 to 72. The building form and massing is very similar to that previously approved, As the time period for submission of reserved matters set out in the conditions attached to the original outline approval has expired it has been necessary for the applicant to submit this full planning application for an alternative scheme.

The housing part of the development has been implemented and is largely complete. The Assisted Living element has yet to be commenced, although a revised scheme (ref

19/1376/FUL) for that element of the development is awaiting approval pending completion of a S106 Agreement.

### Need

Government guidance released in June 2019 'Housing for Older and Disabled People' identifies a clear need for housing to address the needs of specific needs of different sectors of the population. It also identifies a shortage of suitable specialist provision and the need for this to be considered when assessing the merits of applications relating to the provision of such accommodation. The Government guidance referred to above states – "Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need."

This issue was identified specifically at the time of the appeal relating to the original outline application with the Inspector concluding –

"The National Planning Policy Framework indicates that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The PPG recognises that the need to provide housing for older people is critical, and that older people have a wide range of housing needs. Policy CP5 of the Core Strategy states that the supply of housing should meet the needs of all members of the community. A number of reports recognise the need to improve the choice of accommodation for older people, who in the future will form an increasingly large proportion of the overall population; within the Exeter area, there are predicted to be over 7,500 additional people over 65 by 2033. The scheme would help to meet the growing need for such accommodation as recognised by the Framework, the PPG and Policy CP5 of the Core Strategy, and this also carries significant weight."

Due to changes to the design of the building, and internal layout the current scheme will provide a care home of 72 bed spaces (12 more than the previous approval). In this respect the revised scheme will make a larger contribution to meeting the need for such accommodation. The Council accepts that there is a need for housing, which includes provision within residential institutions, which addresses the various challenges arising from an ageing population. It has no objection in principle to a development comprising assisted living accommodation. Objective 3 of the Core Strategy aspires to provide everyone in the community with the opportunity of living in a decent home of a suitable type, size and tenure to meet their needs. Furthermore, Policy CP5 seeks to ensure that the supply of housing meets the needs of all members of the community and therefore should include housing catering to the specific needs of older people.

### Design/Layout/Relationship to surrounding properties

The design of the Care Home comprises a 3 storey building with the upper floor accommodated within the roof space giving the building a largely 2 storey experience from the outside. The scale of the building is comparable to the previously approved plans. The relationship to the proposed assisted living accommodation behind is considered acceptable. The building will be some distance from the properties opposite the site on the other side of Exeter Road and this relationship is also considered acceptable. The general layout, distribution of parking facilities, circulation around the site etc. are all considered logical and appropriate.

The exterior design of the scheme is not dissimilar to the previously approved scheme presenting an essentially 2 storey appearance to Exeter Road with materials comprising a

mix of stonework gables and render between, with some small elements of vertical board cladding and a dark standing seam roof. These materials and the overall visual appearance of the proposed building is acceptable.

The proposals incorporate a landscaping scheme which will help to assimilate the building into its surroundings and also to create an attractive environment for residents.

The building has been designed with the specific needs of the target occupants in mind and incorporates level access, lifts and inherently facilities associated with the provision of care to potential residents.

### Highways

The proposed development will be served by a vehicular access off Bewick Avenue which leads to the parking behind the building. The main access to the building is provided from the central parking area. As well as the car parking facilities cycle parking for visitors and staff is also provided within this landscaped area. The layout provides a loop within the site allowing all vehicles associated with the use of the property (including service vehicles) to manoeuvre on site and enter and exit in forward gear. There is no pedestrian access from the development directly onto Exeter Road, nor any link to the assisted living scheme to the north or potential access to the rugby club.

It is not considered that the small number of additional bedrooms to that previously approved would give rise to a significant increase in traffic generation over and above that considered acceptable through the previous approval. The quantum of development is not significantly different to that previously assessed as acceptable when the original outline and subsequent reserved matter approvals were granted (the formal following a Public Inquiry).

The Highway Authority have not raised any objection to the proposal, although they have suggested various conditions including one requiring an pedestrian/cycle access to the adjoining rugby club site. The applicant has responded stating that not only do they have control of the necessary land to form these connections, but also that there are operational reasons to not provide such links. Essentially this relates to the health, safety and security of the potential occupants of the Care Home, both in terms of restricting/controlling access to the site in the interests of occupants and visitors, ensuring residents of the developer do not inadvertently stray from the accommodation, and the proper exercise of the applicant's duty of care to residents and their families. Furthermore, for those that do need to access land/facilities to the north or east the route to them via the main road is not so tortuous or lengthy that it would make provision of those connections essentially to the acceptability of the scheme in principle, nor to meet the tests regarding appropriate conditions. In the light of the above the absence of the connections is considered acceptable.

### Ecology/Sustainability/drainage

The submitted Ecological Appraisal confirms that a Phase 1 Habitat Survey has been undertaken for the site and identified limited features of ecological interest on the site. It makes recommendations for ecological enhancement measures as part of the development and these can be secured via a condition requiring the submission of a Biodiversity Mitigation and Enhancement Plan for approval.

The site falls within the zones of influence for potential recreational impact on European sites (Exe Estuary SPA and East Devon Pebblebed Heaths SPA/SAC) and therefore the LPA has undertaken a Habitat Regulation Assessment (HRA) to assess those potential impacts. Based on the specific nature of the development proposed, and the likely characteristics of

potential occupants it has been concluded that the development would be unlikely to have significant impacts on the relevant protected areas.

The surface water drainage approach is influenced by the size of the site and the surface water drainage arrangements already in place associated with the other elements of the overall development comprised in the original outline consent (some of which have been constructed or have detailed consents). There is insufficient space within the site to accommodate an above ground approach to the surface water drainage.

A condition is proposed to ensure that the development achieves a reduction in CO2 emissions over and above that required by the 2013 Building Regulations in line with Council policy/aspirations.

### **CIL/S106**

The development is not CIL liable and a S106 legal agreement is not considered necessary.

The request from the Royal Devon and Exeter NHS Foundation Trust for a financial contribution to be secured through a S106 agreement is one of a number of similar requests submitted by the Trust in respect of recent residential applications that have been considered by the Council. Officers have responded generically to these requests outlining why it is considered that they are not considered to meet the necessary tests relating to S106 obligations, and consequently are not being sought in connection with these developments.

### **Delegation Briefing (26/05/20 held online due to coronavirus outbreak)**

Members acknowledged the history and previous permission granted on the site for a similar scale development, and that this forms a material consideration in respect of this current application. Members noted the number of representations received and the issues they raise, along with the consultation responses that have been received. Officers advised that in the context of the previous approval none of the matters raised in the consultation responses were significant and were being addressed appropriately. Noting that the proposal was of a similar scale, form and relationship to surrounding properties as that previously approved, Members supported the officer recommendation of delegated approval subject to the minor outstanding matters raised in consultation responses being appropriately resolved by officers.

### **Conclusions**

The site has already had approval for a development of similar scale. The small additional number of bedrooms comprised within this revised design compared to the previous approval does not alter the acceptability of the proposal having had regard to all relevant material planning considerations, including those matters raised in the representations received. Overall the proposal is considered acceptable and will make a significant contribution to the provision of accommodation to meet the specific needs of this sector of the population. Given the range of uses covered by Use Class C2 it is considered appropriate to limit the use to a Care Home only as the potential use of the building for other uses contained within that use class could have differing impacts that it is considered would need to be properly assessed through a formal application.

### **RECOMMENDATION**

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.



**APPROVE** with 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 and 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 19th February 2020 (including dwg. nos. 099 Rev B, PL 015 Rev B, PL 016 Rev B, PL 001 Rev B, PL 002 Rev B, PL 003 Rev B, PL 004 Rev B, PL 005 Rev A, PL 010 Rev B, PL 011 Rev B, PL 012 Rev B, PL 100, PL 101, PL 102, PL103, PL 104, PL 105, PL 106, PL 107, PL 108, PL 109 and PL 110) as modified by other conditions of this consent.

**Reason:** In order to ensure compliance with the approved drawings.

3) Notwithstanding the materials specified on the drawings hereby approved samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter 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) Before commencement of construction of the superstructure of the development hereby permitted, the applicant shall submit a SAP calculation which demonstrates that a 19% reduction in CO2 emissions over that necessary to meet the requirements of the 2013 Building Regulations can be achieved. The measures necessary to achieve this CO2 saving shall thereafter be implemented on site and within 3 months of practical completion of the development the developer will submit a report to the LPA from a suitably qualified consultant to demonstrate compliance with this condition.

**Reason:** In the interests of sustainable development and to ensure that the development accords with Core Strategy Policy CP15.

5) **Pre-commencement condition:** Prior to the commencement of development a Biodiversity Mitigation and Enhancement Plan which demonstrates how the proposed development will be managed in perpetuity to enhance wildlife, together with a programme of implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall incorporate the provision of integral bat and bird bricks in line with the advice set out in the Council's adopted Residential Design SPD. Thereafter the development shall be implemented and maintained in accordance with the approved Plan and programme of implementation.

**Reason for pre-commencement condition:** To enhance the biodiversity of the site and clarify how newly planted areas of the site will be managed so as to maximise their biodiversity value and achieve objectives of ecological mitigation and compensation/enhancement.

6) In the event of failure of any trees or shrubs, planted in accordance with the landscaping scheme approved by the Local Planning Authority as part of this application, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.

**Reason:** To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

7) No part of the development hereby approved shall be brought into its intended use until a dropped kerb crossing onto Bewick Avenue, vehicular parking spaces and associated turning area as indicated on Drawing Number "FE\_001 Rev P4 Proposed Site Plan" which forms Appendix A of the submitted Travel Plan Ref JP/TP/02/20 and associated visibility splays have been provided in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority.

**Reason:** To provide a safe and suitable access in accordance with paragraph 108 of the National Planning Policy Framework.

8) The development hereby approved shall be implemented and managed in accordance with the Travel Plan measures as outlined in the submitted Travel Plan prepared by Jon Pearson Transport and Highway Consultant Ref JP/TP/02/20 dated January 2020. A review of travel patterns for the site shall be undertaken within 6 months of occupation of the development and updated on a basis as agreed in writing with the Local Planning Authority thereafter.

**Reason:** To ensure that the development promotes all travel modes to reduce reliance on the private car, in accordance with paragraph 111 of the NPPF

9) No site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of 8am to 6pm Monday to Friday, 8am to 1pm Saturday and at no time on Sundays, Bank or Public Holidays.

**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby.

10) 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 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:** In the interests of the amenity of the occupants of the buildings hereby approved.

11) **Pre-commencement condition:** No development (including ground works) or vegetation clearance works shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) The site access point(s) of all vehicles to the site during the construction phase.
- b) The parking of vehicles of site operatives and visitors.
- c) The areas for loading and unloading plant and materials.
- d) Storage areas of plant and materials used in constructing the development.
- e) The erection and maintenance of securing hoarding, if appropriate.
- f) Wheel washing facilities.
- g) Measures to monitor and control the emission of dust and dirt during construction.
- h) No burning on site during construction or site preparation works.

i) Measures to monitor and minimise noise/vibration nuisance to neighbours from plant and machinery.

j) No driven piling without prior consent from the LPA.

The approved Statement shall be strictly adhered to throughout the construction period of the development.

**Reason for pre-commencement condition:** In the interest of the environment of the site and surrounding areas. This information is required before development commences to ensure that the impacts of the development works are properly considered and addressed at the earliest possible stage.

12) **Pre-commencement condition** - Prior to the commencement of the use hereby permitted, the noise attenuation standards set out in ACT Acoustics Ltd.'s Noise Impact Assessment - Land North of Exeter Road, Topsham (date: 17 January 2020, report ref: 200115-020) shall be implemented in full. The measures shall be maintained thereafter unless alternative noise attenuation measures are implemented in accordance with details submitted to and approved in writing by the Local Planning Authority, which will be maintained thereafter.

**Reason for pre-commencement condition:** In the interests of the residential amenities of the potential occupants of the building.

13) Prior to occupation of the development the specification of extracts and plant controlling noise and odour shall be submitted to and agreed by the Local Planning Authority and be in general accordance with the document entitled "Statement on controlling noise and odour from commercial ventilation systems - 1704 -Topsham Commercial Ventilation Statement Rev P1 dated 05/05/2020 prepared by Harniss Consulting.

**Reason** - In the interests of residential amenity.

14) The site shall not be used for any purpose other than that hereby approved as a Care Home within Use Class C2 and no other use (including any use within the same Use Class as defined by the Town and Country Planning Use Classes Order 1987 or any Order revoking and re-enacting that Order) shall be carried out without the formal consent of the Local Planning Authority.

**Reason:** The use of the building for other uses falling within Use Class C2 other than a Residential Care Home for the elderly could have different impacts to the approved use and would therefore need to be assessed on their individual merits through a separate application.

15) **Pre-commencement condition:** Prior to the commencement of the development hereby permitted, a Waste Audit Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document. The development shall be carried out in accordance with the approved statement.

**Reason for Pre-commencement condition:** To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document. These details are required pre-commencement as specified to ensure that waste generated during construction is managed sustainably.