

SIDMOUTH RURAL  
(Sidmouth)

08/0985/FUL

Target Date: 4 June 2008

Applicant: East Devon District Council  
Location: Churchyard of St Peters & St Giles, Sidbury  
Proposal: Rebuild part of boundary wall (on lower, east, side)

## **CONSULTATIONS**

### County Archaeologist:

- Proposal involves groundworks in graveyard with high potential for archaeological remains.
- Advises imposition of condition requiring programme of archaeological work.

## **TOWN COUNCIL**

Approve

## **WARD MEMBER(S)**

No comments received.

## **PLANNING POLICIES**

### Government Guidance

PPG 15 – Planning and The Historic Environment  
PPG16 – Planning and Archaeology

### Devon County Structure Plan (2001-2016)

Policy CO7 – Historic Settlements and Buildings

### East Devon Local Plan (1995-2011)

Policy D1 – Design and Local Distinctiveness  
Policy EN9 – Buildings of Special Architectural or Historic Interest

## **SITE LOCATION AND DESCRIPTION**

The Parish Church (Grade II\* listed) is prominent in the village centre (near the main road) with the churchyard adjacent. The land slopes down to the east and is retained by the boundary wall the subject of this application. This is a “closed churchyard” which is maintained by the Local Authority.

## **PROPOSED DEVELOPMENT**

The intention is to:

1. Excavate ground behind the wall down to the level of cracking in the brickwork. (The ground will be battered back at about 45°)
2. The stone copings will be set aside for re-use and the brick masonry taken down to the lowest crack, with bricks to be cleaned off and set aside for re-use.

3. The upper part of the wall will be re-built with a mass concrete backing faced in salvaged bricked with the existing coping reinstated. The ground will be returned to its previous profile.

## **CONSIDERATIONS AND ASSESSMENT**

These 'minor operations' would normally be permitted development, but planning permission is needed in this case because it is a wall surrounding a listed building.

### **Background**

There has been extensive consultation with the Diocese and English Heritage by the applicants. Once planning permission is obtained, a Faculty will be sought from the Church Authorities.

### **Highway Issues**

None (apart from working space needed during the works).

### **Impact on Listed Buildings and Conservation Area**

The aim of the finished job is to achieve a stable and enduring wall with a finished appearance virtually identical to the existing.

## **CONCLUSIONS**

The proposed re-building (and re-pointing of existing retained masonry) are thoroughly presented and are appropriate works. The application is therefore recommended for approval.

## **RECOMMENDATION**

APPROVE subject to the following conditions:

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.  
Reason – To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and compulsory Purchase Act 2004.
2. If there is a shortfall in salvaged materials then these must be made up with bricks to match existing, with sample(s) to be submitted to the Local Planning Authority for its written approval.  
Reason – To ensure that the materials are sympathetic to the character and appearance of the wall.
3. No development shall take place until the applicant has secured the implantation of a programme of archaeological work in accordance with a written scheme which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.  
Reason – To ensure that an appropriate record is made of archaeological evidence that may be affected by the development.
4. This permission includes any necessary works to the short return wall adjacent to the steps.  
Reason – for the avoidance of doubt and to ensure comprehensive repair works.

### **Reasons for approval**

The proposal complies with the Devon Structure Plan 2001 – 2016 Policy CO7 (Historic Settlements and Buildings).

The proposal complies with the adopted East Devon Local Plan 1995 – 2011 Policy EN9 (Extension, Alteration or Change of use of Buildings of Special Architectural and Historic Interest)

The proposal does not harm the character or appearance of the listed building.

#### Approved Plans

MEZSP/100

MEZSP/101

MEZSP/102

#### List of Background Papers

Application file, consultations and policy documents referred to in the report.