

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01938/MOUT	Land at NGR 303843 111382 South View Road Willand Devon	Outline application for up to 97 dwellings, to include the importation of inert waste to raise land, with details of access onto the public highway provided and with all other matters reserved for future consideration	REFUSE	COMM	24/04/2015

Reasons

- 1 Policy COR17 of the Mid Devon Core Strategy (Local Plan Part 1) seeks to deliver minor development proposals in the recognised villages in the District, of which Willand is one. In the opinion of the Local Planning Authority the development of 97 dwellings in Willand would be a significant development in the context of policy COR17 and therefore be contrary to the objectives of the policy and the development focus set out in policy COR12 of the Mid Devon Core Strategy (Local Plan Part 1) which seeks to reduce housing rates in the rural areas.
 - 2 In the opinion of the Local Planning Authority, the development of the site, sandwiched between two areas of employment development and physically divorced from the existing pattern of housing development in the village would not represent the high quality development required by policy DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework as it would be out of context with the spatial pattern of development in the village and would not be well integrated with surrounding buildings, streets, landscapes and uses.
 - 3 In the opinion of the Local Planning Authority, insufficient information has been provided to demonstrate that there is no commercial interest in the use of the site for employment generating purposes, particularly having regard to the high land values which have been sought for the development of plots of land on the site, taking into account prevailing local market values for similar developments. Accordingly the application is contrary to the requirements of policy DM21 b) of Local Plan Part 3 (Development Management Policies)
 - 4 In the opinion of the Local Planning Authority, insufficient information has been provided to demonstrate that the development of the application site for mixed use purposes that incorporate an employment-generating use would not result in a financially viable development. The application is therefore contrary to the requirements of policy DM21 c) of Local Plan Part 3 (Development Management Policies).
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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01949/MFUL	Land at NGR 302663 109953 (Stoneshill Farm) Willand Road Cullompton Devon	Change of use of land from agriculture to the installation and operation of a solar PV park to generate up to 5MW of power (site area 12.26 hectares) to include associated infrastructure (Revised Scheme)	REFUSE	COMM	28/04/2015

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The proposed solar PV arrays would be installed on grade 3a agricultural land, classed as being the Best and Most Versatile. In the opinion of the Local Planning Authority the proposal would take the land out of arable production for the 25 year duration of the proposal and insufficient evidence has been provided to demonstrate that there is no other land of lesser agricultural quality which is available and suitable for the proposed installation. The applicant's submitted sequential analysis is insufficient for this purpose as it only considers sites within close proximity to the proposed grid connection point and not potential sites further afield. The Local Planning Authority cannot be satisfied that the development is directed to the most appropriate parcel of land. It is considered that the harm caused by the loss of the Grade 3a land for arable purposes outweighs the benefits of the proposal in respect of its contribution toward renewable energy production and it is therefore contrary to policy DM5 of the Local Plan Part 3 (Development Management Policies), the National Planning Policy Framework and the government's published Planning Practice Guidance.
- 2 In the opinion of the local Planning Authority due to the scale, design and siting of the proposed solar PV installation, the development is likely to have a significant adverse impact on the visual amenity of the surrounding area. There are both short and middle distance views of the site from the surrounding area which would be altered as a result of the solar PV development to the detriment of the visual quality of the area. The application is considered contrary to policies COR2 and COR5 of the Mid Devon Core Strategy 2007 (Local Plan Part 1), policies DM2 and DM5 of the Local Plan Part 3 (Development Management policies) and the National Planning Policy Framework and the Governments published planning practice guidance.
- 3 The proposed scheme by reason of its prominent location close to one of the main approach roads to Willand, in combination with other solar schemes also on other main approaches to the village, is considered to have an unacceptable cumulative impact upon the character of the area contrary to policies COR2 and COR5 of the Mid Devon Core Strategy 2007 (Local Plan Part 1), policies DM2 and DM5 of the Local Plan Part 3 (Development Management policies) and the National Planning Policy Framework and the Governments published planning practice guidance.

14/02077/FULL	11 Uplowman Road Tiverton Devon EX16 4LU	Erection of a dwelling with parking and associated access (Revised scheme)	REFUSE	COMM	24/04/2015
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the pre-application discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 The proposal is considered a departure from existing dwelling layout in the area, to have an unacceptable size of plot at an uncharacteristically high density contrary to the character and appearance of the surrounding area resulting in a loss of local distinctiveness and close proximity to other dwellings. The proposal is considered contrary to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM14 Local Plan Part 3 (Development Management Policies).

14/02134/FULL	Land at NGR 266113 109805 (Adj Paddons Farm) Wembworthy Devon	Erection of a dwelling (Revised Scheme)	REFUSE	COMM	27/04/2015
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. The application was presented to the Planning Committee for consideration and to determine if the reasons put forward by the applicant were sufficient to outweigh the policy position. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The site is located in the countryside where policies and in particular paragraph 55 of the National Planning Policy Framework seek to avoid new homes in the countryside unless there are special circumstances. The application has not addressed and does not meet the requirements of Policies DM10 or paragraph 55 of the National Planning Policy Framework which allow for limited development where it meets strict criteria. The building is not required for an essential rural worker. In the opinion of the Local Planning Authority the proposal is therefore for the erection of a new dwelling for which no special circumstances exist that would override the policy objection. As such the proposal is considered to be contrary to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Government guidance in the National Planning Policy Framework.

15/00147/FULL	Oakmoore Farm Morebath Tiverton Devon EX16 9AQ	Alterations to improve visibility to existing entrance	PERMIT	DEL	30/04/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the commencement of works, details of the site access including the hard surface material and drainage system shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, which shall be so used for a distance of not less than 6.00 metres back from the junction with the public highway and shall be maintained thereafter in accordance with the approved details.
- 4 The access hereby permitted shall not be brought into its permitted use until unobstructed visibility, measured from a point 2.40 metres back from the nearer edge of the adjacent carriageway of the public highway along the centre line of the new access, has been provided over a height of 0.60 metres above adjacent carriageway level, for a minimum distance of 90 metres on both sides of the new vehicular access, measured along the nearer edge of the carriageway of the public highway. Once provided, such visibility splays shall be permanently so retained.
- 5 Within 6 months of the substantial completion of the development hereby approved, details of proposed landscaping, including hedgerow planting to remediate the existing access, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such details and be so retained thereafter.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 It is considered in this case that there are special circumstances to request measures to prevent mud and other debris being carried onto the public highway and to prevent surface water from entering onto the public highway, in the interests of highway safety.
- 4 To provide adequate visibility from and of emerging vehicles in the interests of highway safety.
- 5 To ensure the development hereby approved preserves the character and amenity of the rural area where it would also be undesirable to maintain two means of access and hard standing into the same site, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The proposed means of access, by virtue of its scale, amssing, design and locations is not considered to harm the rural character of the area, and will mak a substantial improvement in terms of visibility and highway safety. The development is thereby found to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is hereby granted subject to conditions.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00224/LBC	Little Hayne Cottage Cheriton Fitzpaine Crediton Devon EX17 4HR	Listed Building Consent for raising of outlet level of two chimneys and installation of twin-wall flue following removal of existing flue	PERMIT	DEL	30/04/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works will cause less than substantial harm to the listed building, but that harm is relatively minor and will not detrimentally affect the significance of the heritage asset. The proposal is therefore considered acceptable and justified. The proposal is therefore in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

15/00278/FULL	Home Farm Hockworthy Devon TA21 ONW	Construction of a natural swimming pool with timber jetty and associated planting	PERMIT	DEL	24/04/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Reasons

The current proposal is acceptable in that the swimming pool is considered to be suitably scaled and designed for its use and location and not harm the character and appearance of the Grade II listed building or the conservation area. Surface water drainage arrangements are considered to be adequate and the proposal is not considered to lead to an unacceptable impact on the privacy and amenity of neighbouring residents. The proposal is considered to comply with the requirements of relevant Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00290/PNCOU	Land and Building at NGR 285661 109646 Newland Farm Pennymoor Devon	Prior notification for the change of use of agricultural building to dwellinghouse under Class Q (a) and (b) Please note this application was set up and registered under MB(a) and MB(b)	RPA	DEL	27/04/2015

Reasons

- 1 The schedule of operations proposed is not considered to be permitted development as allowable by Class Q, as it does not allow for the construction of new structural elements in relation to the rebuild of the lean to or the new roof structure which are proposed by the applicant in order to change the use of the building as proposed. Therefore the proposals are considered to go beyond what is allowable by criterion Q.1 (i). On this basis the Local Planning Authority are not able to confirm that the development as proposed is permitted development under Class Q (a) and (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

15/00309/PNCOU	Land and Buildings at NGR 290116 107383 (West Farleigh Farm) Cadeleigh Devon	Prior notification for the change of use of an agricultural building to dwelling under Class Q (a) and (b) Please note this application was set up and registered under MB (a) and (b)	RPA	DEL	27/04/2015
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Reasons

- 1 This notification does not set out the scope of building operations that will be necessary to convert the agricultural building into a dwellinghouse, and therefore it has not been demonstrated to the satisfaction of the Local Planning Authority that criterion Q1: (g) and (i) and Q2: (f) are satisfied. On this basis the Local Planning Authority are not able to confirm that the development as proposed is permitted development under Class Q (a) and (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

15/00310/ARM	Land at NGR 297215 109143 (Burrow Farm) Butterleigh Devon	Reserved Matters for the erection of a rural worker's dwelling with treatment plant and access following Outline approval 14/00867/OUT	PERMIT	DEL	30/04/2015
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B and C of Part 1, or Class B of Part 2 of Schedule 2, relating to extensions, roof alterations, or a means of access, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on approved plan 01-15-03A shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details set out on 01-15-03A. Following their provision, these facilities shall be so retained.			
4		All planting, seeding, fencing, turfing or earthworks comprised in the approved details of landscaping as shown on the approved plan 01-15-3A, shall be carried out within 9 months of the substantial completion of the development; and any trees or plants which within a period of five years from the implementation of the scheme (or phase of) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.			

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To safeguard the visual amenities of the area, the character and appearance of the building, the character and appearance of the area and the residential amenity of neighbouring residents in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM10 of the Local Plan Part 3 (Development Management Policies).
- 3 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 (criterion d) of the Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

Outline planning permission was granted for a new agricultural tied dwelling on the site under planning reference 14/00867/OUT. The application considers the access, appearance, layout, scale and landscaping. The current proposal is acceptable in that the design and appearance of the dwelling does not detract from the character and appearance of the area, the scale of the proposal is acceptable for an agricultural worker, and the design does not result in any loss of amenity to a neighbouring dwelling (which is supported by the distance between the proposal and any neighbour). The proposed access and onsite facilities are suitable for the development, and the proposed landscaping details are not considered to harm the visual amenities of the area. The proposal is considered to comply with Policies DM2, DM8, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00316/FULL	The Twyford Inn 64 - 66 Bampton Street Tiverton Devon	Demolition of fire damaged former public house and erection of 8 dwellings	PERMIT	DEL	27/04/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No development shall begin until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been previously submitted to and approved in writing by the Local 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.			
4		No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include details of: i) the parking of vehicles of site operatives and visitors ii) loading and unloading of plant and materials iii) storage of plant and materials used in constructing the development iv) measures for traffic management v) measures in respect of dust, noise and other pollution or nuisances vi) provision of boundary hoarding vii) hours of working.			
5		Before their use on the development hereby permitted, samples of the materials to be used on the external surfaces of the dwellings (including fascias and rainwater goods) shall be submitted to and approved in writing by the Local Planning Authority.			
6		Before their installation on the development hereby permitted, details of the external windows and doors (including details of how the windows shall be recessed into the walls) shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows and doors shall be in accordance with the approved details and shall be so retained.			
7		Before their installation on the development hereby permitted, details of the external gates and railings shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the gates and railings shall be in accordance with the approved details and shall be so retained.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 In the interests of highway safety and the amenities of neighbouring occupiers in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure details appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure details appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that, subject to conditions, demolition of the buildings and replacement with the proposed development is considered to preserve the character and appearance of the conservation area and the settings of nearby listed buildings. The dwellings are considered to be appropriately designed for their use and location and not to lead to any material loss of privacy or amenity for neighbouring occupiers. The site is within a town centre location close to facilities, services, public transport and public car parks and a zero parking development is considered to be acceptable. The proposal is considered to comply with the requirements of relevant Policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre-application discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00317/FULL	Public Conveniences Lowman Green Tiverton Devon	Conversion of public toilets to commercial, retail and office space (Revised Scheme)	PERMIT	COMM	24/04/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before their installation, working details of any new external windows and doors including sections, mouldings and glazing, shall be submitted to and approved in writing by the LPA. Installation of the windows and doors shall be in accordance with these approved details and shall be so retained.
- 4 Before first occupation of the development hereby approved a scheme of flood mitigation, to include flood prevention and resilience measures and details of flood warning and evacuation procedures shall be implemented in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Such approved flood mitigation scheme shall be adhered to for the lifetime of the development.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure materials and detailing appropriate to safeguard the character and appearance of the conservation area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 In the interests of flood risk prevention and safety in the event of flood in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The current proposal is acceptable in that the development is in a sustainable town centre location which is considered to be suitable for the proposed retail and/or office uses. Flood risk has been assessed and mitigation measures designed to minimise flood risk. The design respects the existing building and is a refurbishment, adding only new rendered walls and glazing. Subject to appropriate materials, the development is considered to preserve the character and appearance of the conservation area. In addition, the development is not considered to have an unacceptable impact on the privacy and amenity of neighbouring residents. The development is considered to comply with the Policies COR2, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8, DM16 and DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00320/FULL	Land and Buildings at NGR 302669 106503 (Old Hill Barn) Cullompton Devon	Conversion of barn to dwelling	PERMIT	DEL	30/04/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Windows and doors - No development/works shall begin until working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1 relating to the enlargement of the dwellinghouses, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.
- 5 The development hereby approved shall be carried out in accordance with the mitigation measures set out in Appendix 4 Conservation Action Statement of the Blackdown Environmental Bat Survey Report dated July 2014. No external lighting is permitted without the submission of details to and the prior approval of the Local Planning Authority prior to its installation.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, character and appearance of the building] in accordance with policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and appearance of the building and character and appearance of the area in accordance with DM2 of the Local Plan Part 3 (Development Management Policies) and COR2 of the Mid Devon Core Strategy 2007.
- 5 To ensure the development does not cause harm to any European Protected Species and mitigate possible impacts upon local wildlife in accordance with policy DM11 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The proposed conversion of the barn at Old Hill, Cullompton, is considered to be the appropriate conversion of substantial rural buildings that positively contribute towards the area's rural character. The dwelling to be provided has a suitable existing access, the conversion works can be accommodated without significant alteration, extension or rebuilding, the design will retain and enhance the buildings rural character and the development will retain the nature conservation interests on the site. As such, it is considered that the proposed development is in accordance with policies DM2, DM8, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies), COR2 of the Mid Devon Core Strategy 2007 and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determination of the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00327/PNCOU	Land and Buildings at NGR 290426 114135 (Adjacent To Uptop) Templeton Devon	Prior notification for the change of use of an agricultural building to dwelling under Class Q(a)	RPA	DEL	29/04/2015
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Reasons

- 1 This notification fails to set out the scope of building operations that will be necessary to convert the agricultural building into a dwellinghouse or the proposed design and external appearance associated with the change of use. Therefore the Local Planning Authority considers it has not been demonstrated that parts Q.1 (g) and (i) and Q.2 (f) are satisfied. On this basis, the Local Planning Authority is unable to confirm that the development as proposed falls as permitted development under Class Q (a) and (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

15/00331/PNCOU	Broadmead Ash Stoodleigh Tiverton Devon EX16 9QQ	Prior notification for the change of use of an agricultural building to a dwelling under Class Q(a)	PNP	DEL	29/04/2015
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Reasons

- 1 The proposed change of use of the building and associated works to form one dwelling (C3) as shown on the submitted Site Location Plan, received 4th March 2015 is not considered to amount to permitted development, as the Local Planning Authority considers the site was not used solely for an agricultural use on or before the 20th March 2013, by virtue of substantial evidence indicating an ancillary residential use for storage, a WC and office, contrary to Q.1 (a) of Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. Planning permission would be required for the conversion of the building.

15/00336/FULL	Bray Cottage Hockworthy Devon TA21 0NQ	Erection of a single storey extension to side and two storey extension to rear	PERMIT	DEL	27/04/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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Reasons

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

Reasons

The proposed side and rear extensions by virtue of their scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00345/PNCOU	Land at NGR 301928 104197 (Opposite Merrier Harriers Inn) Bradninch Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	RPA	DEL	01/05/2015
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Reasons

- 1 Condition 11 of planning permission 02/00733/FULL results in the removal of the permitted development rights of this building. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 cannot be utilised in order to convert the building subject to this application to a dwellinghouse.
- 2 Insufficient information has been provided to demonstrate that the building was solely in agricultural use as part of an established agricultural unit for the purposes of a trade or business on the 20th of March 2013. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 are not applicable to this site. Planning permission is required for the proposed development.
- 3 Notwithstanding the fact that the proposal falls outside of the parameters of permitted development, the site does not have an existing access that is safe and suitable for all people, and is therefore contrary Paragraph 32 of the National Planning Policy Framework. As such, the siting of the building makes it otherwise impractical and undesirable for the building to change from an agricultural use to a use falling within Class C3 dwellinghouse.
- 4 Insufficient information has been provided to demonstrate that the building operations required to convert the building fall within paragraph (i) and that the existing building can be converted without the addition of new structural elements.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00351/PNCOU	Land and Buildings at NGR 285664 103549 (Trew Farm) Chilton Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	RPA	DEL	01/05/2015

Reasons

- 1 The proposal does not comply with Class Q2 (1) e, as the building in the middle of the Trew farmyard and adjacent and connected to other buildings the lawful use of which is for agricultural activity, and therefore the location and siting of the building makes it an undesirable building to be occupied as a dwelling. On this basis the Local Planning Authority are not able to confirm that the development as proposed is permitted development under Class Q (a) and (b) of the Town and Country Planning) General Permitted Development) (England) Order 2015.

15/00354/FULL	Orchard Lea Hemyock Cullompton Devon EX15 3RN	Erection of dormer window to rear	REFUSE	DEL	28/04/2015
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and determination of the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 Mid Devon District Council requires new development to be of a high quality, demonstrating a clear understanding of the characteristics of the site, its wider context and the surrounding area, positively contributing to local character, creating visually attractive places that are well integrated with surrounding buildings, streets and landscapes, taking into account of architecture, siting, scale and massing; with extensions to existing dwellings required to respect the character, scale, setting and design of the existing dwelling. In the opinion of the Local Planning Authority, the proposed flat roof dormer does not constitute a high quality design, it is overly large in size, and will appear as an incongruous feature that does not respect the character, scale, or design of the existing dwelling, contrary to policies DM2 and DM13 of Local Plan Part 3 (Development Management Policies).
- 2 The site is located within the Blackdown Hills Area of Outstanding Natural Beauty, where development proposals must demonstrate that the cultural heritage and the character, appearance, setting and other special qualities of the landscape will be conserved or, where possible, enhanced. The proposal will be visible within the surrounding landscape and due to its poor quality design cannot be said to conserve or enhance the character, appearance, setting and other special qualities of the Area of Outstanding Natural Beauty and is therefore contrary to policies COR2 and COR18 of the Mid Devon Core Strategy 2007 and DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).

15/00355/FULL	Clifton Construction Ltd Bridge Meadow Industrial Unit Lapford Crediton Devon EX17 6AE	Demolition of commercial building and erection of 5 dwellings with associated groundworks (Revised Scheme)	PERMIT	DEL	29/04/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure safety of the public highway.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To provide adequate visibility from and of emerging vehicles.			
5		To prevent mud and other debris being carried onto the public highway.			
6		To ensure that adequate facilities are available for the traffic attracted to the site.			
7		In the interest of public safety and to prevent damage to the highway.			
8		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Local Plan Part 3: (Development Management Policies) DM2 & DM14.			
9		To ensure the protection of any ecological interests at the site.			
10		To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policies DM2 of the Mid Devon Local Plan Part 3.			
11		To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies DM2 of the Mid Devon Local Plan Part 3.			
12		To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1 ,DM2 & DM14.			
13		To safeguard the amenity of the occupiers of the development and to maintain the safety of the public highway and in accordance with DM14.			

Reasons

This proposal is for a revision to a scheme of development already approved under Local Planning Authority ref:13/00780/FULL and is acceptable in that it is for new housing on land formerly used for employment purposes and within the settlement boundary of Lapford. The height, scale, mass and design of the proposed buildings and the overall design of the 5 dwellings, 2 with integral garages, (as per the approved scheme) is considered acceptable reflecting on the site location and the constraints that prevail. The proposals (as per the approved scheme) do not introduce an unacceptable relationship with the surrounding houses to the extent that it would adversely affect their living conditions. The scheme includes a satisfactory means of access into site for future occupiers. The level of traffic generated by the development is not likely to exceed the traffic movements associated with lawful use of the site and proposed levels of parking are considered acceptable. Satisfactory details have been submitted with regards to the scope of visibility splays at the site entrance that can be achieved, soakaways and highway safety drainage details. Accordingly, the proposal is in accordance Mid Devon Core Strategy (Local Plan Part 1) policies COR1, COR2, COR3, COR8, COR9, COR17 and Mid Devon Local Plan 3 (Development Management Policies) policies DM1, DM2, DM8, DM14, DM15, DM21 and guidance in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the following In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00359/FULL	Land at NGR 268278 111428 Eggesford Bridge Eggesford Devon	Engineering works to existing fish pass	PERMIT	DEL	29/04/2015

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Reasons

The application proposes engineering works to facilitate an improved fish pass across a section of the River Taw. In principle the proposals are considered acceptable as the works will help safeguard the biodiversity of this part of the open countryside. It is not considered that the works will; adversely affect the landscape character and/or visual amenities of this part of the river environment, adversely affect the setting of the listed bridge or result in flood risk concerns. On this basis the proposal accords with policies COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan 1), Policies DM27 and DM29 of the Local Plan Part 3: (Development Management Policies) and guidance within the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included completing the assessment of the application and issuing the decision notice in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00367/FULL	2 Victoria Crescent Crediton Devon EX17 1DZ	Erection of extension to form garage and lounge following removal of existing garage	PERMIT	DEL	30/04/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of extension to form a garage and lounge following the removal of the existing garage is considered to be acceptable. The scale and design of the extension is considered to respect the character, scale and design of the host dwelling and would not detract from the appearance of the street scene. The proposal would not result in over development of the curtilage. The projecting gable to the rear of the property which provides part of the lounge area would allow views towards the party boundary and the conservatory of the adjoining property, however, it is not considered that the proposed extension would result in a significant change to the relationship with the adjoining property such to cause harm to the amenity of the occupiers. Overall the application scheme is not considered to result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. The proposal is considered to be in accordance with the following Policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00381/TPO	1 Sawyard Cottages Stoodleigh Tiverton Devon EX16 9PW	Application to coppice one Ash tree and four Sycamore trees protected by Tree Preservation Order No. 85/00002/TPO	PERMIT	DEL	27/04/2015
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Coppice Ash T1 (stump around 20cm - 30cm) b) Coppice Sycamore T2 to T5 (stumps around 20cm - 30cm)

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice.

Reasons

Considering the above points, works as set out in the application are unlikely to cause harm to local amenity of the area which is supported by the trees poor condition, and the limited prominence of the trees within the surrounding area.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00393/FULL	Enniskerry Sand Down Lane Newton St Cyres Exeter Devon EX5 5DE	Erection of front and rear extensions, including balcony, following demolition of integral garage/utility annexe	PERMIT	DEL	01/05/2015

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Reasons

The application scheme for the erection of front and rear extensions, including balcony, following the demolition of integral garage/utility annexe is considered to be acceptable. The overall scale and design of the extensions are considered to respect the character and appearance of the existing house despite adding a more modern appearance. It is not considered that the proposal would result in overdevelopment of the curtilage. Given the existing boundary treatment and the siting of the extension and balcony in relation to the neighbouring properties it is not considered that the proposal would result in any significant adverse impacts to the occupants of neighbouring properties in terms of loss of light, overlooking or loss of privacy. The proposal is considered to be acceptable in accordance with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00407/FULL	49 Fore Street Silverton Exeter Devon EX5 4HZ	Erection of two-storey extensions to front and side	PERMIT	DEL	28/04/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed rear and side extension by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00436/PNHH	Mooracre Barn Crediton Devon EX17 4BR	Prior notification for the erection of an extension, extending 3.9m to the rear, maximum height of 3m and eave height of 3m	PDA	DEL	28/04/2015
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Reasons

1 The proposed extension meets with the requirements of Class A (g), part 1, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

15/00438/TPO	Land Adjacent to 16 Jocelyn Mead Crediton Devon EX17 2EN	Application to crown lift 2 Red Cedar trees and remove one Red Cedar tree protected by Tree Preservation Order no. 99/00007/TPO	PERMIT	DEL	01/05/2015
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Fell the centre suppressed tree (2nd in a row of three) b) Crown raise on the north east side (property side) to 7-8m above ground level

Reasons

1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 To ensure the works are carried out in accordance with best Arboricultural practice.

3 To preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice.

Reasons

The works proposed are considered to be sufficiently justified and will both preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best arboricultural practice.

15/00447/FULL	Howden Dene Tiverton Devon EX16 5PB	Retention of summer house with attached logstore and erection of carport	PERMIT	DEL	28/04/2015
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Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

Reasons

1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.
