

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02132/FULL	Former Hare & Hounds 138 Chapel Street Tiverton Devon EX16 6BZ	Conversion and extension of former public house into six dwellings	PERMIT	COMM	08/05/2015

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.
- 3 The proposed estate road, junctions, street lighting, sewers, drains, service routes, surface water outfall, road maintenance/vehicle overhang margins, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction together with a timetable for implementation shall be submitted to the Local Planning Authority before any development on the site begins.
- 4 No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water run-off from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme which shall be thereafter permanently retained and maintained in accordance with a Maintenance Programme which shall be submitted to and approved by the Local Planning Authority prior to first occupation of any of the accommodation hereby granted.
- 5 The development shall be implemented in accordance with the submitted Scheme for Resilience in Construction Rev A dated 10 March 2015.
- 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 No hard landscaping works in the areas shown on the approved plan(s) shall begin until details/samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 8 No dwelling shall be occupied until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 9 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) Amendment (No.2) Order 2008 (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 of Part 1, relating to alteration or extension to dwellings or their roofs, including new windows and door openings, shall be undertaken without the Local Planning Authority first granting planning permission.

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
2		For the avoidance of doubt and in the interests of proper planning.			
3		To ensure that adequate information is available for the proper consideration of the detailed proposals before development begins in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
4		To minimise flood risk in accordance with policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and to ensure drainage is appropriately installed at the time development takes place.			
5		To minimise flood risk in accordance with policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).			
6		To ensure details appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
7		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			
8		To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
9		To safeguard the visual amenities of the area and protect the privacy of neighbouring occupiers in accordance with Mid Devon Core Strategy 2 (Local Part 1) Policy COR2 Local Plan Part 3 (Development Management Policies) DM2			

Reasons

The principle of converting the former public house and skittle alley is considered to be acceptable in principle and is not considered to be an unacceptable loss of a community facility. The layout and design are considered to provide a good standard of accommodation and parking and amenity space is to be provided for each unit. The existing access will be upgraded and the proposal is not considered to materially increase traffic using the lane. Change of use of an existing building to residential use does not require the flooding sequential test to be applied however flood mitigation will be incorporated into the development and the proposal is not considered to lead to flooding elsewhere. The development is not considered to lead to an unacceptable impact on the privacy and amenities of neighbouring residents. The proposal is considered to comply with the relevant policies: COR2, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM14 and DM15 of the Mid Devon 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 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.

15/00083/FULL	14 Nymet Avenue Bow Crediton Devon EX17 6LT	Erection of a garage and ground floor extension to provide additional living accommodation following demolition of existing garages	PERMIT	DEL	05/05/2015
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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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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 a garage and ground floor extension to provide additional living accommodation following demolition of existing garages, is considered to be acceptable in principal. 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. Although the proposal increases the height of the part of the roof closest to the neighbouring property to the north west, it is not considered that the proposal would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. The application scheme is considered to comply with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 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 discussions with the agent and 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.

15/00126/FULL	Tiverton Rugby Club Coronation Ground Bolham Road Tiverton Devon EX16 6SG	Alterations to existing building including provision of dormer extension and viewing platform with external staircase	PERMIT	DEL	05/05/2015
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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 proposed building works are afforded clear policy support as an expansion of an existing community facility without unacceptable flood risk. The development is also deemed to be acceptable by virtue of its overall scale, massing and design without constituting harm to the privacy or amenity of the residential dwelling, or its surroundings. As such the proposal is considered to comply with policies COR2, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2, DM17, DM24 and DM25 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework (including Technical Guidance on Flood Risk).

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 with the Agent. 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.

15/00256/ARM	Ascot House Westleigh Tiverton Devon EX16 7EP	Reserved Matters for the erection of 1 dwelling following Outline approval 14/00701/OUT	PERMIT	DEL	08/05/2015
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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 No works shall begin until protective fencing for the retained trees on the site has been erected in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. Such protective fencing shall be retained in situ for the duration of the works for the construction of the dwelling.
- 3 No works for the construction of the driveway in the areas within the root protection area of the existing Sweet Chestnut tree toward the north western corner of the site shall begin until details of a method statement for the utilisation of a 'no-dig' construction for the driveway in this area has been submitted to and approved in writing by the Local Planning Authority. Where necessary such a statement shall be supplemented by a report from an appropriately qualified and experienced engineer as to the methods proposed to be used. Once approved, all works within the 'no-dig' zone shall proceed in accordance with the approved details.
- 4 Any service runs required to facilitate the development shall not be located within the construction area identified as utilising a 'no-dig' method as set out in Condition 3 or within the root protection areas of the retained trees as identified on the submitted drawing 'Proposed Landscape Plan and Tree Survey', drawing number 202 L(-)02 Rev B.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure the adequate protection of retained trees on the site, which positively contribute to the amenity of the locality, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 3 To ensure the adequate protection of the retained Sweet Chestnut tree on the site, which positively contributes to the amenity of the locality, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the adequate protection of retained trees on the site, which positively contribute to the amenity of the locality, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed dwelling is on balance of an acceptable scale, massing and design for this edge of village location, having regard to the relationship with neighbouring properties. Adequate access to the site is proposed to be derived from the adjacent public highway and will provide sufficient visibility from and of emerging traffic; the proposal makes provision for the parking of two vehicles on-site in addition to the single garage proposed. The remaining trees on the site will not be harmed and subject to conditions, will be adequately protected during the construction phase. New bank and hedge planting is proposed to be carried out along the northern and western boundaries which will help to assimilate the development with the surrounding landscape. The development will not cause harm to the privacy or amenity of any neighbouring properties. Having regard to all material considerations the proposal accords with the requirements of Policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies) 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 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.

15/00289/TPO	7 Greenwood Willand Cullompton EX15 2SY	Application to fell 1 Oak tree and carry out works to 2 Oak trees protected by Tree Preservation Order 02/00005/TPO	SPLIT	DEL	08/05/2015
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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 T2 Oak as shown on the submitted site location plan.

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 The tree is suppressed by the surrounding two Oak trees and it's removal is considered good tree management to allow the continued healthy growth of the surrounding trees.

Reasons

- 1 The proposed crown thinning and crown reduction works to T1 and T3 Oak trees as shown on the submitted site location plan lack arboricultural justification and the carrying out of both crown thinning and crown reduction is recommended against in BS3998:2010 Tree Work.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00322/PNCOU	Building at NGR 306886 111632 (Gaddon Farm) Uffculme Devon	Prior notification for the change of use of an agricultural building to dwelling under Class MB(b)	PDA	DEL	07/05/2015

Reasons

The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q(a) and Q(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

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.

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
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00368/PNCOU	Land at NGR 305843 107659 (Yerrishayes) Kentisbeare Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class MB(a) and MB(b)	PDA	DEL	08/05/2015

Reasons

- 1 The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q(a) and Q(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

15/00372/TPO	Land at NGR 295678 102728 Church Road Silverton Devon	Application to fell 1 Chestnut tree protected by Tree Preservation Order 94/00012/TPO	PERMIT	DEL	08/05/2015
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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 chestnut tree
- 4 The tree that is to be removed shall be replaced by *Tilia cordata* 'Streetwise' specified as 8-10cm girth supplied in accordance with BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations. The tree is planted within 3 metres of the location of the felled tree. The replacement tree must be planted within the next planting season and replaced in accordance with the above specification should the tree, be damaged, uprooted, destroyed or die.

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 ensure the works are in accordance with the details specified within this application.
- 4 In the interests of replacing the amenity lost by the removal of the tree.

Reasons

The works proposed are considered to be sufficiently justified, given the low contribution of the existing tree, it would be desirable to replace the existing tree with an appropriate native specimen so as to preserve the character and amenity of the area. The works must be carried out in accordance with best Arboricultural practice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00373/PNCOU	Land and Buildings at NGR 287939 111263 (Fodder Barn) East Ruckham Farm Pennymoor Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class MB(a) and MB(b)	RCO	DEL	08/05/2015

Reasons

- 1 In view of the Local Planning Authority insufficient information has been provided regarding the structural suitability of the barn and the extent of proposed building operations to confirm that the change of use of the building into one dwelling (C3) and proposed works as shown on the submitted Location Plan 1:2500 and proposed drawings, validated on 13th March 2015 would amount to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. This notification must therefore be refused in accordance with the provisions of Paragraph W.(3) of Part 3, Schedule 2 of the above Order 2015.

15/00375/FULL	Willow Brook Kennerleigh Crediton Devon EX17 4RS	Formation of new vehicular access and parking/turning area and closing up of existing vehicular access	PERMIT	DEL	06/05/2015
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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 Within 3 months of the date of this decision notice a plan showing the proposed boundary treatment shall be submitted to, and approved in writing by the Local Planning Authority including details of any changes proposed in existing ground levels and all new planting.. All planting, seeding, turfing or earth re-profiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, hereby approved.

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 the development makes a positive contribution to the character and amenity of the area in accordance with policies S5 and S6 of Adopted Mid Devon Local Plan (LDF), and policy DM2 of Local Plan Part 3: (Development Management Policies).

Reasons

The proposal is for the formation of a new means of access to provide vehicular access to an existing residential dwelling in the hamlet of Kennerleigh. It is considered that the application scheme will improve highway safety in terms of the inter-visibility between the site and the highway, without adversely affecting the visual amenities of the street scene and/or the character or appearance of this part of the Kennerleigh Conservation Area. Finally it is not considered the proposals will affect the living condition of the occupiers of the surrounding area. Conditions are recommended to deal with the associated landscaping proposals. As such the proposal is considered to comply with policy COR18 and COR 9 of the Mid Devon Core Strategy 2007, and policies DM1, DM2, and DM27 of the Local Plan Part 3 Development Management Policies (Part 3) 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 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.

15/00388/FULL	2 Meadowside Crediton Devon EX17 3DF	Erection of two storey extension with balcony at first floor level	PERMIT	DEL	07/05/2015
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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 application scheme for the erection of a two storey extension with balcony at first floor level to an existing residential dwelling (with attached annex) within the settlement boundary of Crediton and is therefore considered to be acceptable. The proposed extension, to the front elevation of the dwelling, presents a reasonable increase in scale, however it is considered to respect the scale and appearance of the existing dwelling. The material palette and overall design of the scheme would introduce a more modern appearance to the property however it is not considered that the proposal would harm the character of the existing dwelling or the wider street scene. The proposal is not considered to result in over development of the curtilage, and presents an acceptable relationship for occupiers of the main dwelling and the annex. The front elevation of the property faces towards the rear elevation of the property to the south-Wallbrooke, and there will be views from the balcony and the first floor windows towards the rear of that property, however, given the separation distance and the orientation of the dwellings it is not considered that the proposal would result in significant overlooking or loss of privacy to any neighbouring properties. Overall, the application scheme is considered to comply with the following policies: Mid Devon Core Strategy (Local Plan part 1) COR2 and COR15 of the Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM13 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.

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.

15/00399/FULL	Studleys Hemyock Cullompton Devon EX15 3SU	Alterations and repairs including replacement of rooflights with 3 dormer windows and lowering of rear eaves	PERMIT	DEL	08/05/2015
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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 alteration and repairs to include replacement of five rooflights with 3 dormer windows and the lowering of the rear eaves to form a veranda is considered acceptable by virtue of its scale, amssing, design and location. The proposed is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and srVICES of the dwelling to be extended or its surroundings. The proposed development affects a Listed Building but the proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. The site is located within the Area of Outstanding Natural Beauty but is not considered to detract from its character, appearance or other aspects of is natural beauty, as such the proposal is considered to comply with Policies DM2, DM13, DM27 and DM29 of the Local Plan Part 3 (Development Management Policies) 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 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.

15/00400/LBC	Studleys Hemyock Cullompton Devon EX15 3SU	Listed Building Consent for internal and external alterations including replacement of thatched roof with water reed and block ridge, replacement of rooflights with 3 dormer windows, lowering of rear eaves, and replacement of all doors and windows	PERMIT	DEL	08/05/2015
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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.
- 3 Prior to the installation of any new windows and external doors, working details of the new external doors, door frames and windows 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, door frames and windows shall be in accordance with these approved details, and be so retained.

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.

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

3 To ensure the use of materials appropriate to the works, in order to safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. The proposed works will remedy aesthetic issues arising from the use of unsympathetic roof lights located within the thatched roof and the other alterations proposed will not cause harm to the Listed Building. The application therefore complies with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Parts 3 and 12 of the National Planning Policy Framework.

15/00404/FULL	Swift and Swallow Apartments Smithincott Barton Farm Smithincott Cullompton Devon EX15 3DD	Removal of condition 10 of planning permission 03/01206/FULL relating to 2 holiday lets to allow for full residential use	PERMIT	DEL	07/05/2015
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Conditions

- 1 Unless agreed otherwise, in writing, by the Local Planning Authority, the proposed development must be carried out in accordance with the Site Location Plan received 9th May 2003; Drawing Job No. 1584 Drawing 3 Rev B indicating Block Plan, Floor Plans, Elevations and Section received 20th August 2003, all in relation to application reference 03/01206/FULL and hereby approved.
- 2 The rooflights indicated on the approved plans shall be of conservation design flush fitting to the line of the roof and thereafter so retained.
3. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent order amending or revoking and re-enacting that Order); (i) there shall be no addition or extension to the dwelling (including the insertion of dormer windows or chimneys); (ii) there shall be no further building, structure or other enclosure constructed or placed on the site; (iii) no additional window or other opening shall be made in any elevation; unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.

Reasons

- 1 For the avoidance of doubt and to ensure that the proposed development is carried out as approved.
- 2 To ensure the use of materials appropriate to the development and to safeguard the character and appearance of the converted building.
- 3 In order to safeguard the traditional and historic character of the building to be converted, and to allow the Local Planning Authority to consider the impact of any works upon the appearance of the building.

Reasons

On balance, sufficient evidence has been submitted to demonstrate that there is no longer a demand for the holiday accommodation subject of this application and that the continued running of the two flats for holiday accommodation is not viable. The provision of two open market flats in this rural location is acceptable. Having regard to all material considerations, the removal of the holiday occupancy condition accords with the requirements of Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8, DM14 and DM24 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.

15/00406/FULL	Brownlea Langford Road Langford Newton St Cyres Exeter Devon EX5 5AG	Erection of an extension	PERMIT	DEL	07/05/2015
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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 application scheme for the erection of a rear extension is considered to be acceptable. The design and scale of the proposed extension are considered to respect the character and appearance of the host dwelling. The extension extends along the majority of the rear elevation, with an oblique angled gable end wall to allow it to neatly fit in with the existing curtilage boundary along this side; other angled architectural features collectively add to the overall interest and help to ensure that the extension will harmonise and integrate with the principal building and will improve the overall amenity for occupiers of the property. Whilst the extension represents a large extension to this property, given its particular location together with the large size of the curtilage, it is not considered that such a scheme would be an inappropriate form of development or in this instance result in over development of the curtilage. It is considered that the proposed extension would not have a significantly adverse impact on the living conditions of occupants of neighbouring properties in terms of loss of light, overlooking or loss of privacy. The application scheme is considered to be in accordance with the following policies; COR2 and COR18 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 a site visit on 24th March 2015. 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
15/00410/PNCOU	Land & Buildings at Middle Rill Farm Shillingford Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q..... The application was submitted formally as an Class MB (a), which is now revoked	RPA	DEL	08/05/2015

Reasons

- 1 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 MB, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) are not applicable to this site.
- 2 Due to the close proximity of an animal holding shed to the west of the site, noise, smell and fly nuisances are likely to create unsatisfactory living conditions for any prospective residents. General farm disturbances such as the movement of vehicles are likely to add to these problems. It is deemed the proposal is contrary to conditions (b) and (e) Q.2 (1) of Class Q.
- 3 Due to a lack of supporting information, it cannot be established that the building works are within the remit of permitted development, in accordance with criterions Q.1 (g), (h) and (i) of Class Q.
- 4 Due to a lack of supporting information, it cannot be established that the design and external appearance of the proposal is in accordance with condition Q.2 (1) (f) of Class Q.

15/00411/PNCOU	Land and Buildings at NGR 299633 124399 (Rill Barn) Shillingford Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	RPA	DEL	08/05/2015
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Reasons

- 1 Insufficient information has been provided to demonstrate that the building was solely in agricultural use as part of an established agricultural unit on the 20th of March 2013. Therefore the permitted development rights set out in Class MB, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) are not applicable to this site.
- 2 Due to the close proximity of an animal holding shed to the west of the site, noise, smell and fly nuisances are likely to create unsatisfactory living conditions for any prospective residents. General farm disturbances such as the movement of vehicles are likely to add to these problems. It is deemed the proposal is contrary to conditions (b) and (e) Q.2 (1) of Class Q.
- 3 Due to a lack of supporting information, it cannot be established that the building works are within the remit of permitted development, in accordance with criterions Q.1 (g), (h) and (i) of Class Q.
- 4 Due to a lack of supporting information, it cannot be established that the design and external appearance of the proposal is in accordance with condition Q.2 (1) (f) of Class Q.
- 5 In order for this proposal to be permitted development under Class Q, it must relate to the 'change of use of a building and land within its curtilage from use as an agricultural building to a use falling within class C3 (dwellinghouse).The term 'curtilage' is defined as 'an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building. In this instance, the applicant has provided a plan which indicates the floor space of the building will become 185sqm and a curtilage of 340sqm and therefore this proposal is not in accordance with the requirement of Class Q relating to permitted development.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00423/ADVERT	135 High Street Crediton Devon EX17 3DU	Advertisement consent for 1 externally illuminated fascia sign and 1 externally illuminated heritage projecting sign	PERMIT	DEL	06/05/2015

Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

Subject to the imposed condition, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality or the conservation area within which the site lies. The proposal is considered to be in accordance government guidance in the National Planning Policy Framework and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

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

- The works hereby permitted shall be carried out within two years of the date of this consent.
- 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.
- 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

- 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.
- To ensure the works are carried out in accordance with best Arboricultural practice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 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.

15/00464/FULL	Brookham Withleigh Tiverton Devon EX16 8JG	Conversion of barn to holiday let	PERMIT	DEL	05/05/2015
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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 No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a) details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c) details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to.
- 4 The development hereby permitted shall not be brought into its permitted use until the track improvements detailed in the document titled "Information relating to the Track leading to Brookham in connection with Planning Application No. 15/004645/FULL" have been completed. The track shall thereafter be maintained in accordance with the approved details.
- 5 The development shall be carried out only in accordance with the recommendations in the Brookham Bat and Breeding Bird Survey by JG Ecological Surveys Ltd dated March 2013.
- 6 Holiday occupancy (i) The holiday letting accommodation hereby approved shall be occupied for holiday purposes only. (ii) The holiday let shall not be occupied as a person's sole or main place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday let, their arrival and departure dates and their main home addresses, and shall make this information available to the Local Planning Authority at all reasonable times.

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 There is some doubt in the structural survey as to the method of repairs and strengthening and it is considered necessary to consider the further details before work begins to ensure the character of the building is retained and also to protect the building during conversion works in accordance with policies COR2 of the Mid Devon Core Strategy (LP1) and DM2 and DM11 of the Local Plan part 3 (Development Management Policies).
- 4 To provide safe access for users of the development in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).
- 5 To ensure the adequate protection of species that may be affected by the development in accordance with policy DM2 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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6 To ensure the development is appropriate to the site, where an unrestricted residential use would be undesirable given the close proximity of the building to the existing dwelling on the site, and where the proposal has been adequately justified for a tourism related use, in accordance with policies DM2 and DM24 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that, subject to conditions, the building is considered to be structural sound and suitably located and designed to operate as a holiday let and to preserve the rural character and appearance of the building and the area. The upgraded access and existing parking facilities are considered to be adequate and the development is not considered to harm the living conditions of any neighbouring residents or any protected species. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (LP1) and DM2, DM8, DM11 and DM24 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.

15/00481/TPO	Lapford Northern Wood Lapford Devon	Application to fell 3 Ash trees protected by Tree Preservation No. 08/00005/TPO	PERMIT	DEL	07/05/2015
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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 T1, T2 and T3 (all Ash) as shown on the application form.

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 and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

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