

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01310/MFUL	Hitchcocks Farm Uffculme Devon	Change of use of agricultural buildings for B1/B2/B8 commercial use, the demolition of agricultural buildings and the erection of replacement B1/B2/B8 commercial buildings, the use of The Forge and Unit 11 for B1/B2 and B8 commercial use, the provision of	PERMIT	COMM	12/05/2015

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 Other than works for the provision of the additional hardstanding to the south of Unit 3, the approved external alterations to Unit 3, the provision of the building known as Unit 3a and the occupation of The Forge, the development hereby permitted shall not be commenced until a programme showing the phasing of the development (taking account of the requirements of conditions 4, 7 and 12 below) has been submitted to, and been approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved phasing programme.
- 4 Other than works for the provision of the additional hardstanding to the south of Unit 3, the approved external alterations to Unit 3 the provision of the building known as Unit 3a and the occupation of The Forge, no development shall begin until details of the proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture (to include lighting) have been submitted to and approved in writing by the Local Planning Authority. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction and a timescale for their implementation shall be submitted to the Local Planning Authority. The aforementioned infrastructure shall be constructed and laid out in accordance with the details as approved.
- 5 Other than for the occupation of The Forge, before any individual unit of employment premises is first brought into use, the access, parking and turning facilities to serve that unit shall be properly surfaced, drained, consolidated and marked out in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority and be so retained.
- 6 A scheme for the permanent closure of the two existing accesses currently serving the site from the S3614, (other than for the northern of those two accesses continuing to give access to Hitchcocks Farmhouse and the premises currently known as 'Tilhill Forestry Office Building') and for the access onto Bridwell Avenue shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timescale for the closure works and other than the occupation of Unit 3, Unit 3a and The Forge, no employment units shall be occupied until the closure works have occurred in full. Once approved the development shall be carried out strictly in accordance with the approved scheme. Following these access closure works, motorised vehicular access to the application site shall only be obtained from the main Hitchcocks Farm access onto the B3181, Willand to A38 road.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		Other than works for the provision of the additional hardstanding to the south of Unit 3, the approved external alterations to Unit 3, the provision of the building known as Unit 3a and the occupation of The Forge, no development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels and a phasing plan for their implementation. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof) be so retained. Any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
8		The additional landscaping works contained in the submitted document titled 'Landscaping Boundary Detail' dated 25th September 2014, ref. AJP/1808K and received by the Local Planning Authority on 30th September 2014 shall be carried out in full within 9 months of the substantial completion of the conversion works to Unit 13, the erection of Unit 5 or the erection of Units 15 and 16, whichever is the earlier and be so retained. Any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
9		The development shall be carried out strictly in accordance with the recommendations set out in section 6 of the submitted Protected Species Survey dated April 2014 by Country Contracts, received by the Local Planning Authority on 1st September 2014 and all recommendations for the provision of additional bat and bird boxes shall have been fully implemented prior to the first works to convert any of the existing buildings not already in employment use or prior to the first works to demolish any of the existing agricultural buildings consented for replacement, whichever is the earlier.			
10		Each of the new buildings proposed for construction as part of the development shall be constructed to achieve at least a BREEAM "very good" standard in accordance with details set out in a BREEAM design stage assessment which shall previously have been submitted to and approved in writing by the Local Planning Authority.			
11		At least 14% of the energy to be used in the development shall be provided from solar panels and biomass boilers in accordance with the submitted Carbon Reduction Strategy by Abricon dated 16th July 2014 and received by the Local Planning Authority on 1st September 2014. The measures shall be installed and operational before each new building is first brought into its intended use.			
12		Other than works for the provision of the additional hardstanding to the south of Unit 3, the approved external alterations to Unit 3, the provision of the building known as Unit 3a and the occupation of The Forge, no development shall begin until a scheme for the phasing and management and maintenance of the surface water drainage facilities hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The approved management and maintenance scheme shall be implemented on completion of the first phase of the development as agreed as part of this condition and condition 3 and shall thereafter be permanently retained, managed and maintained in accordance with the approved scheme.			
13		Other than works for the provision of the additional hardstanding to the south of Unit 3, the approved external alterations to Unit 3, the provision of the building known as Unit 3a and the occupation of The Forge, no individual unit of commercial accommodation shall be occupied until that unit of commercial accommodation is connected to the mains foul sewer.			
14		No works for the erection of any new building or the conversion of any existing building where those conversion works involve changes to external appearance shall begin until details of the materials to be used in the external surfaces of the building/s have works has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.			
15		Prior to its first occupation, the external walls to Unit 3a shall be finished in an olive green colour to match the external wall colour of unit 3 and thereafter shall be retained as such.			

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 The Local Planning Authority wishes to ensure that the development proceeds in an orderly manner and in the interests of safeguarding the amenities of current and future occupants off the site and immediately surrounding area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		In the interests of providing a properly serviced site and to ensure that adequate information is available for the proper consideration of the detailed highway proposals, in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).			
5		In the interests of providing a properly serviced site and of providing adequate parking and turning facilities for traffic attracted to the site, in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
6		In order to direct traffic attracted to the site to the most appropriate vehicular access in the interests of highway safety and to provide appropriate separate pedestrian and bicycle access points, in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).			
7		To ensure that the development makes a positive contribution to the character and amenity of the area and the quality of the completed development in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).			
8		To ensure that the development makes a positive contribution to the character and amenity of the area and the quality of the completed development and to provide a clear boundary to the developed site in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).			
9		In the interests of protecting the habitats of protected species which may be using the application site.			
10		In the interests of the sustainability of the development in accordance with Policy DM3 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
11		To provide a reduction in the carbon footprint of the building in accordance with Policy AL/IN/6 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2).			
12		In order to ensure that adequate maintenance arrangements are in place for the privately owned drainage facilities to serve the site in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
13		To ensure that adequate foul drainage facilities are available to serve the proposed development.			
14		To ensure that the development makes a positive contribution to the character and amenity of the area and the quality of the completed development in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).			
15		To ensure that the development makes a positive contribution to the character and amenity of the area and the quality of the completed development in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

Mid Devon's Employment Land Review recommended that planning policies be applied flexibly for proposals for employment development and that smaller sites be brought forward. Whilst the amount of employment floorspace proposed is greater than has been completed in any of the recent years, given the already partially developed nature of the site for employment uses it is not considered that the proposal is for significant amounts of development so as to have a demonstrable impact upon the viability of existing allocated and consented sites. The site is outside any recognised settlement boundary but lies in relatively close proximity to the villages of Willand and Uffculme and has good vehicular access to the M5 at Junction 27. The proposal involves the provision of bus stops along the route of a regular bus service to both of these villages and the larger settlements of Tiverton, Cullompton and Exeter (to be secured through a Section 106 agreement) and the National Cycle Network route 3 runs immediately to the west of the site, providing access to Tiverton Parkway Railway Station. The proposal will bring benefits to the existing site by providing an industrial estate which is properly planned and laid out and which is connected to mains sewerage facilities and provides suitable means of surface water drainage. The site is not highly visible in the wider landscape and with additional landscaping proposed this limited visual impact will be further ameliorated. The proposal will generate additional vehicular movements but the existing highway network is sufficient so as to cater for these safely and subject to the imposed conditions, the internal layout will provide adequate access, parking and turning for all traffic attracted to the site. The proposal is not in accordance with the provisions of the Development Plan regarding the development of employment floorspace in rural locations, however having regard to all material considerations, including all consultation responses and representations received, the benefits of the scheme in providing employment development in the district and in this location are considered to outweigh any harm arising and the lack of compliance with the Development Plan and therefore conditional approval is recommended. In all other respects, the application is in accordance with the provisions of policies COR2, COR4, COR5, COR8, COR9, COR10 and COR11 of Core Strategy (Local Plan Part 1), AL/IN/6 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and DM2, DM3, DM4, DM6, DM8 and DM28 of 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 pre-application 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.

14/02041/ADVERT	Vodafone Ltd 13 Fore Street Tiverton Devon EX16 6LN	Advertisement consent to display 1 fascia and 1 projecting sign	PERMIT	DEL	12/05/2015
------------------------	---	---	--------	-----	------------

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

Subject to the imposed conditions, 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 in accordance with Town and Country Planning Control of Advertisement Regulations (as amended) and guidance in the National Planning Policy Framework.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00184/FULL	Land at NGR 300510 112404 (Bycott Farm) Lower Town Halberton Devon	Retention of extensions to 2 existing agricultural livestock buildings and retention of additional livestock building (900.67 sq. m.)	PERMIT	DEL	11/05/2015

Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 17th March 2015.

Reasons

- 1 To set a legal commencement date for the works.

Reasons

The retention of the agricultural building and extensions is considered to be reasonably necessary for the purposes of agriculture on the holding and by virtue of its scale, massing, design and location within the centre of the farmyard is not considered to harm the amenity of the occupiers of nearby dwellings, or its surroundings, including the setting of the Halberton Conservation Area and that of the unlisted Bycott Farmhouse which is considered to be an unlisted heritage asset. As such the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM22 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 negotiations 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.

15/00230/FULL	Tag Business Centre Station Road Willand Devon	Erection of extension to provide storage and industrial work unit	PERMIT	DEL	11/05/2015
---------------	--	---	--------	-----	------------

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

With significant weight placed on the need to support economic growth, together with the relative distance between this site and the residential properties in Station Road, it has been concluded that there is not a demonstrable harm to the living conditions of the occupants of nearby residential properties that justifies withholding planning permission. The remaining curtilage within the site would provide sufficient parking and manoeuvring space for vehicles attracted to the site. The appearance of the extension in this location is acceptable. Having regard to all material considerations the application meets with the requirements of policies COR4 and COR17 of Mid Devon Core Strategy 2007, policies DM2 and DM8 of 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.

15/00241/FULL	The Shippen (Cadeleigh Court) Cadeleigh Devon	Formation of new access drive	PERMIT	DEL	14/05/2015
---------------	--	-------------------------------	--------	-----	------------

Conditions

- 1 The date of commencement of this development shall be taken as the 19th March 2015 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 All planting, seeding, turfing and earth reprofiling as specified in the submitted plans including the Location Plan 1:1250 (Revised), CadeCourt New Access PH11 11 and in written details of the planting submitted by Mr Butt on 14th May 2015 shall be carried out within 6 months of the substantial completion of the laying of the access, and any plants which, within a period of five years from the completion of the development 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 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 preserves the character and amenity of the rural area and privacy of Grange Barn, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed surfacing and landscaping works by virtue of their amount, design and location are considered to be reasonably necessary, and shall not result in unacceptable harm to the privacy or amenity of the occupiers of another dwelling, or the rural surroundings subject to condition. The proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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 with the applicant and 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
--------------	--	---	--------	-----	------------

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).

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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.

15/00283/FULL	Land Adjacent to 1A Tiverton Road Cullompton Devon EX15 1HT	Erection of a dwelling	PERMIT	DEL	11/05/2015
---------------	--	------------------------	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 Subject to the effect of any condition of the permission 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 full details of the surface water drainage arrangements for the development to demonstrate the inclusion of sustainable urban drainage measures to achieve storage and discharge rates to accommodate a 1 in 100 year + climate change event have been submitted to and achieved in writing by the Local Planning Authority. The surface water drainage shall be designed so that none discharges onto the public highway. The approved details shall be implemented in full prior to the first occupation of the dwelling.
- 4 Prior to their first use on site, details or samples of the materials to be used for all the external surfaces of the building and retaining walls shall have been submitted to and approved in writing by the Local Planning Authority.
- 5 No part of the development hereby approved shall be brought into its intended use until the access driveway, turning areas and parking spaces have been provided and maintained in accordance with the approved details.

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 The application site is within the Cullompton Critical Drainage Area where new development should provide for adequate surface water drainage arrangements to ensure flooding risks are not exceeded, in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3: (Development Management Policies) DM2, DM14, DM27.
- 5 To ensure that adequate facilities are available for the traffic attracted to the site, in accordance with policies DM2 and DM8 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Cullompton, a focus for development. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene, having regard to the proximity to the Conservation Area and the existence of an implemented planning permission for the erection of a dwelling on this site, dating back to the 1980's. The development will not cause demonstrable harm to the privacy or amenity of neighbouring properties. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. Subject to conditions the development will not cause harm to flooding on or off the site and measures are included to secure an appropriate programme of archaeological work for this site within the historic core of Cullompton. The proposal is therefore in accordance with policies COR2, COR9, COR11 and COR14 of the Mid Devon Core Strategy 2007, together with policies DM1, DM2, DM3, DM8, DM14, DM15 and DM27.

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.

15/00289/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
---------------------	--	--	-------	-----	------------

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
15/00362/TPO	53 Bilbie Close Cullompton Devon EX15 1LG	Application to reduce a large lateral limb to a suitable growth point removing split from one Oak tree protected by Tree Preservation Order 08/00009/TPO	PERMIT	DEL	14/05/2015

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) Reduce or remove limb with fracture to make safe

Reasons

- 1 To ensure the works are carried out in accordance with best Arboricultural practice.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] 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 safe and continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00387/FULL	Land at NGR 275645 111059(opp. Wheathaven) Lapford Devon	Erection of an agricultural livestock building(calf house)	PERMIT	DEL	11/05/2015

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

It is considered that the proposed development appears to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape. The living conditions of nearby residential properties would not be harmed. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy and Policies DM1, DM2 and DM22 of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies) and Government policy as contained 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 completing the decision making process and issuing the decision 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.

15/00399/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
---------------	--	--	--------	-----	------------

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
------------	---------	----------	----------	---------------	---------------

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
--------------	--	---	--------	-----	------------

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.
- 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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.

15/00405/FULL	Priory Cottage 13A Gravel Walk Cullompton Devon EX15 1DA	Removal of condition 2c of Planning Permission 12/00431/FULL	PERMIT	DEL	12/05/2015
---------------	---	--	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before 16th May 2015.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice. Relevant Plans Submitted under 09/00140/FULL Site Location Plan Scale 1:1250 Drawing No 00974/7 REV2 Block Plan 1:100 Drawing No 00974/1 REV4 Floor Plan Scale 1:100 Drawing No 00974/2 REV4 Elevations Scale 1:100 Drawing No 00974/3 REV2 Section and Roof Plan Scale 1:50 00974/4 REV2 Section through Site Scale 1:100 Drawing No 00974/5 REV1 Proposed Landscaping Scale 1:100 Drawing No 00974/6 REV5 Tree Protection Plan Scale 1:100 Drawing No 00001
- 3 a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998. b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority. A 'retained tree' is an existing tree which is to be retained in accordance with the approved plans and particulars namely the R J Ross 'Arboricultural Implications Assessment dated 19th March 2009 and the SAB Tree Protection Plan ref: 00974/1A rev:1 dated 16th March 2009; and paragraphs (i) and (ii) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
- 4 Prior to the first occupation of the dwelling hereby permitted, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the occupation of the dwelling, and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 5 The following activities must not be carried out under any circumstances: a) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree. b) No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works. c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree. d) No mixing of cement or use of other materials or substances shall take place within a RPA, or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA. e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.
- 6 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, C, D, E, F, G H of Part 1, or Classes A, B of Part 2 of Schedule 2, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 The Written Scheme of Investigation for archaeological watching brief submitted to the Local Planning Authority on the 6th May 2012 submitted as part of 12/00431/FULL shall be adhered to.
- 8 Before the commencement of the permeable hard landscaping works hereby permitted in the areas shown on the approved plan(s), details and samples of the subsurface and surfacing materials to be used in those areas shall be submitted to, and be 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

9 Before the commencement of the works to the parking bay are undertaken, hereby approved details of the materials to be used for all the external surfaces of the parking bay walls and steps shall be submitted to and approved in writing by the Local Planning Authority and shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004, being the date three years from the issuing of planning permission reference 12/00431/FULL.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the retained trees are not damaged and or lost during the construction of the building and or its continued use thereafter. To ensure the visual and other amenity value of the tree(s) and shrubs in the vicinity of the development is maintained and to ensure the immediate and long term integration of the proposed development within the local landscape character in accordance with policies DM2, DM14, DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure that the development makes a positive contribution to the character and amenity of the Conservation Area, and as the site is in such a sensitive location it is essential that details are provided and scrutinised before any works are carried out to the site, in accordance with policies DM2 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the retained trees are not damaged and or lost during the construction of the building and or its continued use thereafter in accordance with policies DM2, and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the visual amenities character and appearance of the Conservation, and to ensure the protection of the trees within and outside the site and residential amenity of neighbouring residents in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM27 and Mid Devon Core Strategy (Local Plan Part 1) policy COR2.
- 7 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities character and appearance of the conservation area, and the trees within and outside the site in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) policies DM2, DM27 and Mid Devon Core Strategy (Local Plan Part 1) policy COR2.
- 9 To ensure the use of materials appropriate to the works in order to safeguard the visual amenities character and appearance of the conservation area in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) policies DM2, DM27 and Mid Devon Core Strategy (Local Plan Part 1) policy COR2.

Reasons

The application seeks a variation/removal of Condition 2(c) under the grant of previous planning permission 12/00431/FULL, to allow for material amendments; the principle of the development has already been previously accepted under the terms of the previous consent. The key changes now relate to securing an alternative foundation system whilst, externally, there are no changes. There is no increase in the overall footprint of the building, which will retain its traditional character. In the opinion of the Local Planning Authority, such changes will neither adversely impact on the privacy or amenity of neighbouring properties, or on the general character or appearance of the Conservation Area. In addition the Local Authority Tree Officer has confirmed that the RPA will not be impacted by the change in the design of the foundations. The proposal is considered to remain in compliance with Policies COR1, COR2 and COR15 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM8, DM14, DM15, DM27 of Mid Devon Local Plan Part 3 (Development Management Policies), Policies and Government policy advice as contained in The National Planning Policy Framework (NPPF). The application is accordingly recommended a grant of approval, subject to a restatement of all those relevant conditions as outlined under 12/00431/FULL, in order to retain appropriate control over the development.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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 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.

15/00408/FULL	Rosevale House Orchard Leigh Tiverton Devon EX16 5HA	Erection of an extension to provide an annexe	PERMIT	DEL	13/05/2015
---------------	---	--	--------	-----	------------

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 annex hereby permitted shall be permanently retained for uses ancillary to the dwellinghouse known as Rosevale House, Orchard Leigh, Tiverton, and the annex shall not be let, sold or otherwise occupied independently of that dwelling.
- 4 The development shall be built in accordance with the submitted flood risk assessment, and any flood proofing/ resilience shall be in accordance with 'Improving the flood performance of new buildings' CLG (2007).

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 The site is located in flood zone 3, where national and local planning policy resists the erection of new dwellings without special justification in accordance with policy COR11 of Mid Devon Core Strategy (Local Plan 1) and guidance in the National Planning Policy Framework.
- 4 The site is located in flood zone 3, where national and local planning policy resists new residential development. The inclusion of flood resilience measures will ensure the safety and sustainability of the scheme.

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, DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and COR11 of Mid Devon Core Strategy (Local Plan Part 1) and guidance in 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.

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
----------------	---	---	-----	-----	------------

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
15/00428/FULL	Land at NGR 311866 112350 (Nelson Farm) Hackpen Hill Hemyock Devon	Erection of a timber stable block	PERMIT	DEL	14/05/2015

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 building hereby permitted shall not be used for the purposes of a riding establishment within the meaning of the Riding Establishments Act 1964 (as amended) or for any type of commercial livery use.
- 4 On the building and hardstanding subject to this permission becoming redundant for the equestrian/agricultural use hereby permitted, it shall be demolished and all resultant materials removed from site within 3 years of redundancy.
- 5 No external lighting shall be installed on the building subject of this permission before details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details.

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 development does not have an unacceptable increase in traffic on the local highway network in accordance with policies DM22 and DM23 of the Local Plan Part 3 (Development Management Policies).
- 4 The site is in the open countryside where policies permit the provision of agricultural and equestrian buildings. However, should such a need cease, its removal would protect the visual amenity and appearance of the locality against unnecessary development in the open countryside and within the Blackdown Hills Area of Outstanding Natural Beauty, in accordance with policies DM22, DM23 and DM29 of the Local Plan Part 3: (Development Management Policies).
- 5 To safeguard the rural character of the area within the Blackdown Hills Area of Outstanding Natural Beauty in accordance with policy DM29 of the Local Plan Part 3 (Development Management Policies).

Reasons

The design, scale, location and materials proposed for the new building are considered to be acceptable. Given the siting of the building and the scale of the equestrian/agricultural use, and subject to the proposed use being restricted to prohibit commercial use, it is not considered that the development would impact upon the privacy or amenity of the occupants of other nearby dwellings. The use of the application site (land and building) for private equestrian use and agricultural use is not considered to result in an increase in traffic movement on the local highway network. Following the assessment of the application scheme it is not considered that it will harm the character and/or the visual amenities of the Area of Outstanding Natural Beauty. On this basis the application scheme is considered to be in accordance with policies DM22, DM23 and DM29 of the Local Plan Part 3 (Development Management Policies), COR18 of the Mid Devon Core Strategy (Local Plan Part 1) 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00429/PNCOU	Land at NGR 297899 120559 (Bampton Down) Cove Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q (a) & (b)	PDA	DEL	15/05/2015

Reasons

- 1 Before the development hereby permitted is first brought into its permitted use as a dwellinghouse the improvements to the site access shall be carried out fully in accordance with details as specified under 15/00480/FULL granted planning permission for the purposes of providing and maintaining adequate visibility.
- 2 The proposed change of use of the building into one dwelling (C3) and building operations as shown on the submitted Location Plan 1:2500, and proposed drawings, validated on 20th March amounts to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Local Planning Authority hereby approves prior approval for the development.

Reasons

- 1 In the interests of highway safety.

15/00433/FULL	Barn On Whitemoor Lane Cadbury Exeter Devon EX5 5QP	Erection of a ramp, erection of raised decking and installation of 2 metal flues (Revised Scheme)	PERMIT	DEL	11/05/2015
---------------	--	---	--------	-----	------------

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 proposed decking, flues and ramp, by virtue of their scale, massing and location are not considered to harm the privacy or amenity of the occupiers of neighbouring properties, or the character and appearance of the area. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM13 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 working 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00439/TPO	Southfield Southfield Drive Crediton Devon EX17 2ET	Application to carry out works to trees protected by Tree Preservation Order No. 99/00007/TPO	SPLIT	DEL	11/05/2015

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) Prune back Hazel from neighbouring property.

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 to the Hazel tree 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.

Reasons

- 1 The works proposed to the hornbeam trees (number 5931 and 5929) would result in a significant reduction to the trees which are an important feature of the area. The works proposed are not considered to be arboriculturally justifiable due to the significant impact on the amenity value of the trees.

15/00441/PNCOU	Cleaveanger Farm Coldridge Crediton Devon EX17 6BE	Prior notification for the change of use of agricultural building to dwelling under Class Q(a) and (b) This application was formally submitted under Class MB(b)	PDA	DEL	14/05/2015
----------------	---	--	-----	-----	------------

Reasons

The proposed change of use of the building into dwelling/s 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00443/FULL	Land at NGR 282937 100306 St Saviours Way Crediton Devon	Variation of condition (2) of planning permisison 13/00932/FULL for changes to north ,east and west elevations of dwelling	PERMIT	DEL	11/05/2015

Conditions

- 1 The date of commencement of this development shall be taken as the 16th March 2015 when the application was registered by the Local Planning Authority.
- 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 materials to be used for all the external doors, render and the finish to the render of the building, are to be those agreed by the Local Planning Authority by email on 26th August 2014.
- 4 The fence shown on the northern and eastern boundaries shall be erected prior to the occupation of the property, completed in accordance with the approved details and shall be so retained.
- 5 The windows to be located in the wall facing St Saviour's Way shall be recessed in to the opening by at least 200mm.
- 6 The recommendations in the tree report by Greentree Consultants relating to the trees along the frontage of St Saviour's Way shall be implemented in full in the timescales recommended.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning to establish a legal commencement date for the development.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM15 and DM27
- 4 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the setting, character and appearance of the Conservation Area in accordance with Policies COR1, COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8 and DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 6 In the interests of the protection of trees, which is an amenity within the Conservation Area, from damage during construction, having regard to Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the guidance in the National Planning Policy Framework.

Reasons

The principle of residential development on this site in the Crediton Conservation Area has already been established under Local Planning Authority reference 13/00932/FULL. The proposed alterations on both the northern, western and eastern elevations will not result in any adverse impact on the streetscene, or the living conditions of nearby residential properties, subject to the construction of a boundary fence standing at 2.1 metres high on the northern boundary. Therefore the proposed development complies with Policies DM1, DM2 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
------------	---------	----------	----------	---------------	---------------

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, stakeholder meeting, discussions and a site visit on 14th April 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.

15/00446/FULL	Hatherland Farm Washfield Tiverton Devon EX16 9RF	Erection of a milking parlour/collecting yard	PERMIT	DEL	14/05/2015
---------------	--	--	--------	-----	------------

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 current proposal is acceptable in that the building is considered to be appropriately located, scaled and designed for its use and not to materially affect the visual qualities of the area or the character and appearance of the Grade II listed farmhouse. In addition, the development is within an existing farmyard which includes livestock and storage buildings. As such it is not considered to harm the living conditions of any neighbouring occupiers. 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, DM22 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.

15/00453/CLU	Annexe Jindivick Gables Road Willand Cullompton Devon EX15 2PL	Certificate of Lawfulness for the existing use of annexe previously approved for disabled use	PERMIT	DEL	11/05/2015
--------------	---	--	--------	-----	------------

Conditions

- 1 On balance of probability, the property has been occupied in conformity with the 1991 approval (91/01517FULL Condition 5) and is being occupied as a single dwelling and associated ancillary annexe, as one planning unit.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00458/FULL	Land at NGR 304003 119376 (Hurford's Mead) Hockworthy Devon	Change of use of land from agriculture to manege	PERMIT	DEL	11/05/2015

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 Prior to the first use of the manege, details shall be submitted to, and approved in writing by the Local Planning Authority of a landscaping scheme, including details of all planting, seeding, turfing or earth re-profiling. The approved landscaping scheme 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 completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species
- 4 The development hereby permitted shall be for domestic equestrian use only in connection with the occupation of the dwelling known as Hurford's Mead Hockworthy Devon and shall not be used for commercial equestrian purposes..

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 provide adequate screening of the site to ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and the Local Plan Part 3 (Development Management Policies) Policies DM2 and DM23.
- 4 The potential effects on highway safety and the amenities of neighbouring residents have been assessed only on the basis of domestic use, in accordance with Policies DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that equestrian development in this location is considered to be appropriate and not to harm the visual amenities of the rural area or the amenities of neighbouring residents. Subject to a condition requiring additional screening, it is not considered that the development would have an unacceptable impact on heritage assets or surrounding countryside. The proposal is considered to comply with the requirements of relevant Policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM23 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 dealing with the matter 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.

15/00460/FULL	Great Landside Westleigh Tiverton Devon EX16 7EU	Erection of an agricultural livestock building	PERMIT	DEL	13/05/2015
---------------	---	---	--------	-----	------------

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
------------	---------	----------	----------	---------------	---------------

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 agricultural building is considered to be reasonably necessary to support the agricultural activities of the holding and is appropriately scaled and designed for the intended use as a livestock building. By virtue of its scale, massing, design and location the building is not considered to harm the amenity of the occupiers of another dwelling, or its surroundings within this rural location. As such the proposal is considered to comply with policies COR18 of Mid Devon Core Strategy Local Plan Part 1) and DM2 and DM22 of 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.

15/00463/FULL	Land at NGR 271455 111967 South of Newlyn Chawleigh Devon	Erection of a dwelling	PERMIT	DEL	12/05/2015
---------------	---	------------------------	--------	-----	------------

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 commencement of the new building hereby approved shall not take place until detailed drawings showing the following modifications to the scheme have been submitted to and approved by the Local Planning Authority: i) A specification for the surface treatment to the access driveway, parking spaces and turning area which is permeable. ii) The balustrade on the north elevation of the balcony adjacent to the party boundary with Newlyn, shall be constructed so that it stands a minimum of 1.5 metres above the deck of the balcony construction and shall be of a solid and/or opaque form. The development shall be completed in accordance with approved details and retained as such thereafter.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F of Part 1 of Schedule 2, relating to the new dwelling shall be undertaken within the application dwelling curtilage without the Local Planning Authority first granting planning permission.
- 5 Prior to the completion of the hard surfacing works as shown on the approved plans a surface water drainage strategy for the site using sustainable drainage methods shall have been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy prior to the use of the building commencing.

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 The details of the balustrade adjacent to the boundary and the surface finish to the area in front of the proposed new house are considered unsatisfactory in the form shown on the drawings submitted to date and this aspect of the scheme should be modified to ensure an acceptable form of development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 To safeguard the residential amenity of neighbouring residents in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The site is just within the settlement limits of Chawleigh and, as such, the principle of residential development on the land is acceptable, and has already been approved under LPA ref: 13/01683/OUT, as has the means of access into the site. The proposal would not result in over development of the curtilage and the height, scale, mass and design of the new house is considered acceptable reflecting on the site location and how it will be viewed from the street scene. The application scheme will change the relationship with the neighbouring properties, particularly in relation to Newlyn, to the immediate north. Whilst some impact is expected given that the proposed house sits within the existing garden area of this dwelling, the proposed balcony as it is currently designed would allow some views towards the garden area. A condition is recommended to design out these concerns in terms of the formation of the balcony, and regards hard surface treatments and soakaway provisions. On this basis and subject to the conditions as recommended the proposal is considered to be in compliance with Policies COR2, COR9, COR11 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8, DM14, and DM15 of Local Plan Part 3 (Development Management Policies) 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 completing the assessment and issuing the decision 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.

15/00480/FULL	Land at NGR 297705 120536 (Bampton Down) Cove Devon	Formation of visibility splay and alterations to access	PERMIT	DEL	15/05/2015
----------------------	--	---	--------	-----	------------

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 junction improvements hereby permitted shall be completed before the dwelling approved under prior notification reference 15/00429/PNCOU is first occupied. Once provided, there shall be no obstruction to visibility within the splay indicated on the approved drawing titled "junction as proposed" over 600mm above adjoining road level, and the visibility splay shall be permanently 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

3 In the interests of highway safety in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed works alterations are considered to be reasonably necessary in connection with the grant prior notification 15/00429/PNCOU where a suitable visibility splay will be provided for a proposed residential use of the nearby agricultural building. Furthermore the excavation and relocation of the hedge and bank are not considered to cause harm to protected species, subject to careful timing of works. The Local Planning Authority also considers that the character and appearance of the rural area shall be preserved, and as such the proposal is considered to comply with Policies COR2 and COR18 of the Core Strategy (Local Plan Part 1) and Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is 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 discussions and negotiations 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.

15/00499/FULL	Little Moorhayes Washfield Tiverton Devon EX16 9RF	Erection of extension	PERMIT	DEL	12/05/2015
---------------	---	-----------------------	--------	-----	------------

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 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 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in 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 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.