

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02122/FULL	Dairy Cottage Crazelowman Tiverton Devon EX16 7DG	Conversion of redundant building to dwelling (Revised scheme)	REFUSE	DEL	21/05/2015

Reasons

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

Reasons

In the view of the Local Planning Authority insufficient information has been provided to demonstrate that the conversion would not result in an unacceptable impact upon protected species, and that appropriate mitigation measures would be put in place. Having regard to the Stage 1 Report which recommends further survey work to be undertaken before more detailed mitigation can be considered, the Local Planning Authority is unable to conclude that the conversion of the building would comply with part d) of Policy DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/02123/LBC	Dairy Cottage Crazelowman Tiverton Devon EX16 7DG	Listed Building Consent for the conversion of redundant building to dwelling (Revised scheme)	PERMIT		21/05/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before their installation in the building approved for conversion, details/samples of all windows, doors and rainwater goods, including sections, mouldings and profiles have been submitted to an approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such details and be so retained thereafter.
- 4 The roof covering of the works hereby permitted shall be of natural slate a sample of which shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and 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 In the interest of preserving the character and appearance of the curtilage listed barn and main listed building in accordance with DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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4		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 DM27 of the Local Plan Part 3 (Development Management Policies).			
Reasons					
The proposed development affects a Listed Building. The proposed works/development are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with policies COR2 of the Core Strategy (Local Plan Part 1), DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework. Listed building consent is hereby granted subject to conditions.					
Reasons					
In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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.					

15/00279/FULL	Kilnview Farm Westleigh Tiverton Devon EX16 7EW	Erection of two storey extensions to side and rear, sun room and porch	PERMIT	DEL	18/05/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Local Plan Part 3: (Development Management Policies) DM2 and DM13.

Reasons

The proposed extensions 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/00319/FULL	Land and Buildings at NGR 288551 118209 (West of Whitnole Beeches) Whitnole Lane Stoodleigh Devon	Conversion of barn to dwelling	REFUSE	DEL	19/05/2015
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Reasons

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

Reasons

- 1 Insufficient information has been provided to demonstrate to the satisfaction of the Local Planning Authority that the building proposed to be converted is structurally sound, of permanent and substantial construction, and can be converted without significant rebuilding. The proposal is therefore considered to be contrary to policy DM11 of the Local Plan 3 Development Management Policies.
- 2 The proposal includes significant extensions to the main stone barn which are considered to be contrary to policy DM11 of the Local Plan 3 Development Management Policies which requires that planning permission will only be granted where the building can be converted without significant alteration, extension or rebuilding.
- 3 No proposals have been included in the conversion scheme to mitigate for the loss of Pipistrelle and Long Eared Bat roosts. Without such mitigation, the proposal is considered to have the potential to harm European Protected Species, contrary to policy DM11 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.

15/00377/FULL	Cherry Tree Cottage Clayhanger Tiverton Devon EX16 7NS	Erection of fence and erection of two-storey extension (Revised scheme)	PERMIT	DEL	18/05/2015
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Conditions

- 1 The date of commencement of this development shall be taken as the 23rd 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 Within three months of this permission, the first floor bathroom window on the west elevation shall be glazed with translucent glass, fixed shut and non-opening unless any part of the window which can be opened is more than 1.7 metres above the internal floor level, and thereafter be so retained.
- 4 Within three months of this permission, an obscure glass screen shall be provided in accordance with Proposed Plans and Elevations received 10th March 2015. The screen shall consist of frosted glass panel of no less than 10mm in thickness, so as to obscure the full extent of the western edge of the balcony hereby approved. The screen shall thereafter be so retained.

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Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure adequate privacy is afforded to the existing and future occupants of The Old Smithy, in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure adequate privacy is afforded to the existing and future occupants of The Old Smithy, in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed extension, balcony and fence, by virtue of their scale, massing, design and location are not considered to result in an unacceptable level harm to the privacy or amenity of neighbouring residents, subject to conditions ensuring the retention of an obscure glazed fixed shut window and frosted glass privacy screen on the south west facing elevations. Furthermore the proposed development is considered to be in keeping its surroundings despite its more contemporary design. On overall balance, the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), 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 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.

15/00380/FULL	Land at NGR 272146 95653 (Heritage Farm) Hittisleigh Devon	Construction of manege and erection of combined agricultural and equestrian building	PERMIT	DEL	20/05/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The building hereby approved shall be used to accommodate up to 5 horses or ponies on a commercial livery arrangement. The use of the manege shall be restricted to the horses or ponies accommodated on the site on a commercial livery arrangement and for private equestrian use by the owner/operator.
- 4 Before the development hereby approved is brought into its intended use, details of new landscaped boundary along with western boundary of the development area shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out within 9 months from the date of such approved details and thereafter be so retained.

Reasons

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

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- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent unacceptable increase in traffic on the local highway network in accordance with policy DM23 of Mid Devon Local Plan part 3 (Development Management Policies).
- 4 To minimise the impact of the new development on the landscape and visual amenities of the area in accordance with DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of an agricultural / equestrian building and menage area within the open countryside is considered to be acceptable in principle. The design, scale, location and materials proposed for the new stable building are considered to be appropriate given the site context, and overall it is not considered the development would harm the character of the rural area. A suitable access for the building already exists and the use of the application site for livery of up to 5 horses is not considered to result in an unacceptable adverse impact on the local highway network in terms of likely trip generation. The application scheme is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM23 and Government Guidance advice in the National Planning Policy Framework.

Reasons

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

15/00402/FULL	Oaklea House St Aubyns Park Tiverton Devon EX16 4JG	Erection of a dwelling (Revised scheme)	PERMIT	DEL	22/05/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 Subject to the effect of any condition of this permission, 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 their use on site, samples of the materials to be used for all the external surfaces of the building and retaining walls have been submitted to, and approved in writing by, the Local Planning Authority.
- 4 Working details of the external windows and doors shall be submitted to and approved in writing by the Local Planning Authority before their installation. Installation of the windows and doors shall be in accordance with the approved details and shall be so retained.
- 5 Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes [A, B, C, D, E, F, G H] of Part 1, or Classes [A, B, C] of Part 2 of Schedule 2, relating to [fill in], shall be undertaken within the application site/dwelling curtilage* without the Local Planning Authority first granting planning permission.

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7 The development shall be carried out in accordance with the tree and hedge protection measures as submitted under Condition 3 of reference 13/00721/FULL and approved by written correspondence from the Local Planning Authority dated 10th April 2014. The agreed measures shall be strictly adhered to before and during construction of the development hereby approved.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM15.
- 4 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the [visual amenities of the area] [character and appearance of the building] [character and appearance of the conservation area] [character and appearance of the listed building] in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM/2, DM13, DM/14, DM/27, DM/29, DM/30.
- 5 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 6 To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and turning areas and amenity space are maintained for the proposed dwelling in accordance with Policies DM2 and DM15 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure this revised scheme is without undue harm to trees and hedges around the site boundary, where it is still considered there are appropriate protection measures in place, to safeguard the character and appearance of the area in accordance with Policies COR2 of the Core Strategy (Local Plan Part 1), DM2 and DM15 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Tiverton, 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 street scene. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwelling and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. The proposal is therefore in accordance with Policies COR9, COR2, and COR13 of the Mid Devon Core Strategy (Local Plan Part1), together with policies DM1, DM2, DM3, DM8, DM14, and DM15 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00403/FULL	48 Cottey Brook Tiverton Devon EX16 5BR	Erection of replacement extension and alterations to garden levels including new retaining walls and removal of decking	REFUSE	DEL	18/05/2015

Reasons

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

Reasons

- 1 In the opinion of the Local Planning Authority, the proposed extension is considered overbearing in relation to Number 49 Cotteybrook, thereby causing loss of outlook to its occupiers to an unreasonable degree. In addition, the proposal wraps around the side of the dwelling and includes a significant amount of felt flat roof. The design and scale are considered to be inappropriate for the site and the dwelling to be extended, contrary to policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).
- 2 The proposed extension results in the reduction of the dwellings off street parking provision, which would be likely to lead to roadside parking in the vicinity of the site. This would not be in the interests of the safety and convenience of road users, and contrary to policy DM8 of the Local Plan Part 3 (Development Management Policies).

15/00424/FULL	Peartree House Lapford Crediton Devon EX17 6PZ	Erection of shed	PERMIT	DEL	20/05/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the details as shown on the approved plans, the finish of the shed hereby permitted shall match the timber fence that bounds the east boundary of the site.

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 In order that the appearance of the shed will blend with the fence behind and prevent harm to the visual amenity of the conservation area in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM27.

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Reasons

The proposed shed, by virtue of its design and scale is considered to respect the character, scale, setting and design of the existing dwelling. Subject to the finish of the timber boarding matching the timber fence behind, it is not considered that the proposal would harm the character and/or appearance of the conservation area or detract from the setting of the neighbouring listed building. Given the scale of the shed it is not considered that it would result in over development of the curtilage or harm the living conditions of occupants of any neighbouring properties. The application scheme is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

Reasons

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

15/00429/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
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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.

15/00445/LBC	Foxowls Holcombe Rogus Devon TA21 ONE	Listed Building Consent for internal alterations and replacement of external door with glazing	PERMIT	DEL	20/05/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 Unless otherwise agreed in writing with the Local Planning Authority the works shall be carried out fully in accordance with the approved drawings.

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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 In order to safeguard the character and appearance of the listed building. Paragraph 134 of the National Planning Policy Framework and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 Development Affecting Heritage Assets.

Reasons

The proposed works are not considered to detract from the external character and appearance of the listed building. They will result in some loss of historic fabric but this is counter balanced by the potential public benefits of achieving improved flexible living environment Therefore the proposed works are considered to be in accordance with the following policies; DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework Paragraph 134

15/00448/FULL	Land Adjacent to Jersey Cottage Sampford Peverell Tiverton Devon EX16 7EH	Erection of a dwelling	REFUSE	DEL	18/05/2015
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Reasons

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

Reasons

- 1 The site is located in the countryside where policies and in particular paragraph 55 of the National Planning Policy Framework seek to avoid new homes in the countryside unless there are special circumstances. The application has not addressed and does not meet the requirements of Policy DM10 of Local Plan Part 3 (Development Management Policies) or paragraph 55 of the National Planning Policy Framework which allow for limited development where it meets strict criteria. The building is not required for an essential rural worker. In the opinion of the Local Planning Authority the proposal is therefore for the erection of a new dwelling for which no special circumstances exist that would override the policy objection and the application is contrary to the provisions of policies COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM10 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 The location of the site is adjacent to the A361 Link road where it is considered that the noise and pollution levels associated with this busy road is likely to have an impact on the amenity of the occupiers of the property. No information has been provided with regards to the impact of this noise from the A361. It is therefore considered that insufficient information has been supplied for the Authority to adequately assess the impact of the road on the proposal and the amenity of potential occupiers. As such the proposal is considered to be contrary to Policies DM2, DM7 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Government guidance in the National Planning Policy Framework.

15/00454/FULL	Bycott Farm Lower Town Halberton Tiverton Devon EX16 7AU	Erection of an agricultural livestock building (614.98 sqm)	PERMIT	DEL	18/05/2015
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Conditions

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

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- 3 All residue materials resulting from the demolition of the application building, and which are not to be recycled on site, shall be removed from the site within one calendar month from the date on which the demolition is completed.

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 safeguard the character and appearance of the surrounding area in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed is considered to be reasonably necessary for the purposes of agriculture on the holding and by virtue of its scale, massing, design and location to the eastern side 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 policies COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM22 and DM27 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 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.

15/00455/PNCOU	Land and Buildings at NGR 295219 125025 (The Old Pumphouse) Morebath Devon	Prior notification for the change of use of an agricultural building to a dwelling house under use class Q (a) and (b)	PNP	DEL	18/05/2015
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Reasons

- 1 It has not been demonstrated that the building was in an agricultural use as part of an established agricultural unit on the 20th March 2013, In accordance with criterion (a) of Class Q.1. Furthermore, it has not been demonstrated that the building is or was used as part of an agricultural trade or business and therefore, the permitted development rights as set out in class Q, Part 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) are not applicable to the application site.
- 2 New structural elements are required for the buildings conversion into a dwellinghouse. This is outside the remit of permitted development set out within criterion (i) Q.1.
- 3 Due to a lack of supporting information, it cannot be established that there are no contamination risks upon the site, the proposal is therefore contrary condition Q.2 (1) (c) of Class Q.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00459/PNCOU	Land and Buildings at NGR 303198 115178 (Micholsfield) Whitnage Road Sampford Peverell Devon	Prior notification for the change of use of agricultural building to 2 dwellings under class Q... This application was formally submitted under class MB (b)	APA	DEL	18/05/2015

Conditions

- 1 The adjoining barns indicated on the submitted site location plan (drawing number PL/S.L.P./01) as 'existing buildings hatched blue to be demolished' shall be demolished before occupation of either approved dwellinghouses.
- 2 As set out in the submitted contamination report, full ground gas protection shall be incorporated to BRE212 or similar within the converted buildings.

Reasons

- 1 To ensure the provision of suitable amenities for the occupiers of the two new dwellings, and to protect the occupiers from potential noise and pollution impacts associated with a farmstead in accordance with condition Q.2 - (1) (e).
- 2 To comply with the submitted contamination report (submitted under 14/01602/PNCOU), and reduce the potential risk of contamination that may be harmful to human health.

15/00462/FULL	Crossways Cottage Bampton Tiverton Devon EX16 9JZ	Erection of first floor extension	PERMIT	DEL	19/05/2015
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Conditions

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

Reasons

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

Reasons

The 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00467/PNCOU	West Dunster Cadeleigh Tiverton Devon EX16 8HR	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	APA	DEL	20/05/2015

Reasons

- 1 The proposed change of use of the building into 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.

15/00470/PNCOU	Land and Buildings at NGR 300589 105835 Colebrooke Lane Cullompton Devon	Prior notification for the change of use of an agricultural building to dwelling under Class Q (a) and (b)	APA	DEL	19/05/2015
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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 approved subject to the following condition.
- 2 Prior to the first occupation of any part of the building subject to this application as a dwellinghouse, the three attached agricultural buildings and all resultant materials shall be removed from the site in accordance with drawing EX786/PA/1002 Rev B Proposed Layout Plans & Sections, dated 25.03.15.

Reasons

- 2 Without the removal of the attached buildings the location and siting of the building subject to this application would render its change of use from an agricultural building to a dwellinghouse as impractical and undesirable due to its proximity to agricultural buildings that are in use and capable of being used for any agricultural purpose.

15/00478/FULL	Burrows Farm Clayhidon Cullompton Devon EX15 3QA	Erection of extension and replacement porches	PERMIT	DEL	22/05/2015
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed alterations are a vital part in preserving and restoring the building's special interest. They would not result in the loss of significant historic fabric and the proposed alterations are not considered to have an adverse impact on the special interest of this Grade II listed building. The building is within the Blackdown Hills Area of Outstanding Natural Beauty but the works will preserve the special beauty of the area. There are no neighbours who would be detrimentally affected by the proposed development. The application meets with the requirements of Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1), National Planning Policy Framework paragraphs 132 and 134, and Policies DM2, DM13, DM27 and DM29 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.

15/00479/LBC	Burrows Farm Clayhidon Cullompton Devon EX15 3QA	Listed Building Consent for erection of extension and replacement porches, replacement of corrugated sheeted roofing with wheat reed thatch, replacement of cementitious renders and pointing with roughcast lime renders and lime mortars with limewash finish	PERMIT	DEL	22/05/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The works hereby approved shall be carried out in accordance with the details contained within the phasing of Work and Schedule of Works document received 27th March 2015.
- 4 No works for the installation of the new windows shall begin until full details of their painted finish has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 5 No works for the re-roofing of the single storey northern range shall begin until a sample of the proposed double roman roofing tile to be used and details of the ventilation extracts to the roof have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 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 COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM27 of the Local Plan Part 3 (Development Management Policies) .
- 5 To ensure the use of materials and detailing appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan 1) and Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed alterations are a vital part in establishing the building's special interest. They would not result in the loss of significant historic fabric and the proposed alterations are not considered to have an adverse impact on the special interest of this Grade II listed building and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy (Local Plan Part 1), NPPF paragraphs 132 and 134, and DM/27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

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

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 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.
- 3 In the interests of highway safety in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed 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.

15/00482/FULL	The Willows Coppleshone Crediton Devon EX17 5NR	Erection of an extension	PERMIT	DEL	20/05/2015
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Conditions

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

Reasons

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

Reasons

The application scheme for the erection of a single storey extension to the rear of the property is considered to be acceptable. The overall scale and design of the extensions are considered to respect the character and appearance of the existing house despite adding a more modern appearance. It is not considered that the proposal would result in overdevelopment of the curtilage. Although the proposal would extend the building mass towards the neighbouring property to the north, which is set at a lower level, given the boundary treatment it is not considered that the proposal would result in a significant change to the relationship between the properties, such that it would result in an unacceptable adverse impact on the living conditions of occupants of any neighbouring properties. Overall the application scheme is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely 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
15/00486/FULL	Marwoods Farm Cove Tiverton Devon EX16 7RU	Conversion of redundant barn to dwelling (Revised Scheme)	PERMIT	DEL	18/05/2015

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 development shall be carried out in accordance with the outline of schedule of re-building works detailed on drawing #4 date stamped 15 May 2015. Prior to building works commencing, details of any additional underpinning works referred to on the schedule of works, or any other works which are not detailed on the schedule of works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in accordance with the approved details.
- 4 A sample of the material to be used on the external roof surface of the building shall be submitted to, and approved in writing by, the Local Planning Authority before its use on the building. Only such approved material shall be used and shall be so retained.
- 5 Working details of the external windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority before their installation in the buildings. Installation of the windows and doors shall be in accordance with the approved details and shall be so retained.
- 6 The development shall be carried out in accordance with the recommendations in the submitted ecological survey report by David F Wills date stamped 23 March 2015.
- 7 The dwelling shall not be occupied until the timber lean-to structure to the north east elevation of the building, indicated on the submitted plans, has been demolished. All materials resulting from the demolition shall be removed from or recycled on the site.
- 8 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, G of Part 1, relating to the enlargement or alteration of the dwelling or its roof, and the provision of outbuildings or Class A of Part 2 of Schedule 2, relating to fences and other enclosures, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the conversion complies with the requirements of policy DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and appearance of the building and the setting of the nearby Grade II listed building in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and appearance of the building and the setting of the nearby Grade II listed building in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard protected species on the site and to enhance the site for biodiversity in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the character and appearance of the building and the setting of the nearby Grade II listed building in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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9 To safeguard the character and appearance of the building to be converted and the setting of the nearby Grade II listed building in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the building is considered to be suitable for and capable of conversion. Subject to detailing, the design of the converted dwelling is considered to retain the character of the original barn and not to harm the setting of the nearby Grade II listed building. Adequate parking and amenity facilities will be provided and the submitted information confirms that the impact on protected species is acceptable. In addition, it is not considered that the occupation of the converted barn will have an unacceptable effect on the privacy and amenity of the occupiers of the existing dwelling and holiday lets. 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, DM8, DM11, DM14 and DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

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

15/00489/FULL	Land at NGR 288457 106504(Stockadon) Cheriton Fitzpaine Devon	Erection of an agricultural livestock building	PERMIT	DEL	18/05/2015
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Conditions

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

Reasons

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

Reasons

The proposed agricultural building is reasonably necessary to support the farming activity on the holding and by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of any of the dwellings within the vicinity or the character and visual amenities of the area. 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. As such the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and policy guidance as set out in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included a site visit on 14th May 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.

15/00493/PNCOU	Land and Buildings at NGR 286005 108526(Yeo Hill Farm) Poughill Devon	Prior notification for the change of use of agricultural building to 2 dwellings under Class Q(a) and Q(b)	APA	DEL	21/05/2015
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Reasons

- 1 The proposed change of use of the building into two dwellings 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.

15/00512/FULL	Saffron 46-48 Bampton Street Tiverton Devon EX16 6AH	Replacement of existing corrugated asbestos sheeting, corrugated plastic sheeting and tarpaulin roof covering with corrugated steel sheeting	PERMIT	DEL	18/05/2015
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Conditions

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

Reasons

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

Reasons

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties. It is concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00517/FULL	Land and Buildings at NGR 279484 103796 Endfield Farm New Buildings Sandford Devon	Erection of two covered yard extensions	PERMIT	DEL	20/05/2015

Conditions

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

Reasons

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

Reasons

The application scheme for the erection of two covered yard extensions is considered to be reasonable for the purpose of agriculture on the holding. The proposed structures are of a typical agricultural design and will be viewed in accordance with the surrounding farm yard buildings and therefore the impact on the visual amenity of the area is considered to be acceptable. The proposal is not considered to affect the living conditions of local residents or have an adverse impact on the environment. The existing access is considered to be suitable for the proposed development given that it is not likely to generate any additional traffic movements on the local highway. Given this assessment the application scheme is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan part 3 and Government advice in the National Planning Policy Framework.

Reasons

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

15/00518/FULL	Fairfield Cottage Colebrooke Lane Cullompton Devon EX15 1PD	Repairs to outbuildings including re-roofing, rebuilding of external wall, erection of entrance porch, and insertion of	PERMIT	DEL	22/05/2015
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Conditions

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

Reasons

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

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

Reasons

The proposed development is considered appropriate by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, in addition the proposed affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with Policies COR2 and COR18 of the Mid DevonCore Strategy (Local Plan Part 1) and DM2, DM13, and DM27 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 negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00519/LBC	Fairfield Cottage Colebrooke Lane Cullompton Devon EX15 1PD	Listed Building Consent for repairs to outbuildings including re-roofing, rebuilding of external wall, erection of entrance porch, and insertion of windows	PERMIT	DEL	22/05/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No individual element(s) of the works included within this consent shall be carried out before a schedule of work(s) relating to that element(s) of the proposal has been submitted to and approved in writing by the Local Planning Authority. Where new features are proposed to be installed (including, but not exclusively featuring, windows, rainwater goods, roof structure and covering), details or samples of their construction and appearance shall be submitted to and approved in writing by the Local Planning Authority alongside and as an integral part of the schedule of work(s). The agreed schedule(s) shall be strictly adhered to during the works.
- 4 Within three calendar months the window openings created in the southern wall are to be closed up with stitched in cob blocks flush to both internal and external surfaces and the timber lintels removed in accordance with a schedule of works which shall previously have been submitted to and approved in writing by the Local Planning Authority as part of condition 3 of this listed building consent.
- 5 No works shall begin until a method statement for the retention and protection of the cobbles located in the courtyard during the construction phase has been submitted to and approved in writing by the Local Planning Authority.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure that the works carried out are appropriate to the character and appearance of the building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			
4		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 COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13, DM27 of the Local Plan Part 3 (Development Management Policies).			
5		To ensure the preservation of an important feature of the setting of the listed buildings in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13, DM27 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed development affects a Listed Building. The proposed works and development if undertaken sympathetically and in compliance with the proposed conditions are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and Policy 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 pre applications discussion, negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00523/FULL	Abbotshood Farm Halberton Tiverton EX16 7AE	Removal of condition (d) of planning permission 4/25/74/1168 relating to agricultural/forestry occupancy	REFUSE	DEL	22/05/2015
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Reasons

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

Reasons

In the opinion of the Local Planning Authority, insufficient substantive evidence has been submitted to demonstrate that there is no longer a demand for an agricultural workers dwelling in this area and that the restrictive occupancy condition has outlived its usefulness, contrary to Policy DM10 of Local Plan Part 3 (Development Management Policies).

15/00530/FULL	5 Butts Close Chawleigh Chulmleigh EX18 7HD	Erection of two-storey side and rear extension	PERMIT	DEL	20/05/2015
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13

Reasons

The application scheme for the erection of a two storey extension to an existing residential dwelling within the settlement boundary of Chawleigh. The proposed extension, to the side elevation, presents a reasonable increase in scale, however it is considered to be respectful to the scale and appearance of the existing dwelling and how it will present to the wider street scene. The proposal is not considered to result in over development of the curtilage, and given the orientation of the extension and window it is not considered that the proposal would result in significant overlooking or loss of privacy to any neighbouring properties. Overall, the application scheme is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR15, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

15/00560/FULL	Leaffield New Buildings Sandford Credon EX17 4PW	Erection of conservatory	PERMIT	DEL	20/05/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before the new conservatory is brought into its intended domestic use, details of a new fence along the rear north western garden boundary (facing the garden of the property known as Badgers Way) shall be submitted to and approved in writing by the Local Planning Authority. Such a fencing scheme shall be carried out within 9 months from the date of such approved details and thereafter be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of protecting the privacy and amenity of the adjoining property owners having regard to the requirements of Policy DM12 of Mid Devon Local Plan part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed development by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, subject to condition, or 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 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.

15/00562/FULL	10 Tiverton Road Cullompton EX15 1JN	Installation of 7 replacement windows and 2 doors	PERMIT	DEL	19/05/2015
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Conditions

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

Reasons

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

Reasons

The proposed development by virtue of its design 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. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with policies DM2, DM13 and DM27 of 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00569/FULL	1A Head Weir Road Cullompton Devon EX15 1NN	Erection of a conservatory and addition of window	PERMIT	DEL	20/05/2015

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 An opaque boundary treatment, for a distance of at least 3m from the rear façade of the original application dwelling, shall be retained at a height of at least 1.8m in perpetuity or unless otherwise agreed in writing by the Local Planning Authority.

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 glazing panels on the western elevation of the proposed conservatory are not shown to be obscure glazed. The acceptability of this aspect relies solely upon the presence of a 1.8m fence within the control of the applicant. For as long as these panels are not obscure glazed, the Local Planning Authority require an opaque boundary treatment along this elevation to prevent undue overlooking to the neighbouring property, in accordance with Policy DM13 (c) Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development 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.

15/00695/PNAG	Land at NGR 317117 111546 (Harts Farm) Clayhidon Devon	Prior notification of agricultural development for a proposed road	PDA	DEL	21/05/2015
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Reasons

The proposed agricultural track is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the of the track including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 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
15/00716/PNAG	Land and Buildings at NGR 299105 111403 (Rowridge Farm) Ash Thomas Devon	Prior notification for the erection of an agricultural storage building	PDA	DEL	21/05/2015

Reasons

The proposed agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.
