

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00127/FULL	Pegasus 1 Coxs Court Park Street Tiverton Devon EX16 6AW	Replacement of existing stone cladding to front elevation with beige render	PERMIT	DEL	03/06/2015

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 development enhances the character and appearance of the Conservation Area. The proposal is therefore in accordance COR2 of the Mid Devon Core Strategy (Local Plan part 1), together with policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

15/00133/FULL	Land and Buildings at NGR 301810 118937 Redwoods Farm Uplowman Devon	Erection of extension to existing agricultural building	PERMIT	DEL	02/06/2015
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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.

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Reasons

The current proposal is acceptable in that its visual impact and any impacts on the environment or neighbouring residents are considered to be acceptable. The proposal is considered to comply with the requirements of relevant policies: COR18 of the Mid Devon Core Strategy (LP1) and DM2 and DM22 of the LP3 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 the being acceptable as submitted. 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.

15/00263/FULL	Land and Buildings at NGR 300590 106083 (Colebrook Court) Colebrooke Lane Cullompton Devon	Variation of condition (2) of planning permission 13/01434/FULL to allow the substitution of previously approved plans	PERMIT	DEL	29/05/2015
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Conditions

- 1 The development shall be taken to have lawfully commenced on 23rd October 2013.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice as amended by drawing numbers EX729/PA/104 F and EX729/PA/1006 E.
- 3 The visibility splays and turning areas which have been provided in accordance with the approved details shall be retained for that purpose at all times.
- 4 No part of the development hereby approved shall be brought into its intended use until the parking facilities have been provided in accordance with the approved details and retained for that purpose at all times.
- 5 The areas indicated as workspace for units 1 and 2 shall be used for B1 uses ancillary to the occupation of the associated dwelling and shall not be used for additional residential accommodation or uses or let, sold or otherwise occupied independently of the dwelling.
- 6 The areas indicated as workspace for units 1, 2 and 4 shall be used for B1 uses only and for no other purpose (including any purpose in Class B8 of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification).
- 7 Notwithstanding the provision 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 described in Classes A, B, C, D, E, F, G and H of Part 1 and Classes A, B, C, D and E of Part 2 of Schedule 2 (which includes enlargement, improvement or other alteration, porches, sheds, greenhouses, huts, oil storage tanks, fences and walls, installation of radio antenna, chimneys, flues or soil and vent pipes, areas of hard-standing, means of access from public highway and electric vehicle charging facilities) shall be undertaken on the site other than hereby permitted.
- 8 All works shall be carried out as described in the Schedule of Works - Rev A.

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Reasons

- 1 In order to set a lawful commencement date for the development.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that adequate parking facilities are available for the traffic attracted to the site.
- 4 To ensure that adequate facilities are available for the traffic attracted to the site.
- 5 The site is located in the open countryside where, in the interest of sustainability, planning policy seeks to ensure that there is an appropriate mix of residential and employment facilities. No justification has been provided to remove this condition from units 1 and 2.
- 6 To ensure that the proposed development does not prejudice the amenities of the locality and in the interest of highway safety.
- 7 In the interests of the visual amenity of the area and to protect the setting of the Listed Buildings.
- 8 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2, COR18, Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM11, DM27.

Reasons

The proposed alterations for this already converted agricultural building will result in an improvement to the front elevation to the benefit of the wider courtyard group of curtilage listed buildings and the alterations overall will enable the unit to be brought back into employment use. Therefore the proposed development complies with policy DM27 and the appropriate National Planning Policy Framework policies which apply a presumption in favour of preservation in situ, requires development proposals to consider their significance, character, setting and local distinctiveness, and the opportunities to enhance them and where a development proposal would lead to less than substantial harm (as here), that harm will be weighed against any public benefit, including securing optimum viable use.

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 with the applicant. 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.

15/00264/MFUL	Pencarrie Ltd Unit 14 and 15 South View Estate Willand Cullompton Devon EX15 2QW	Erection of extensions to units 14 and 15 (2,350 sqm) for existing Use classes B1/B2/B8	PERMIT	DEL	29/05/2015
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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.

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Reasons

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

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 and the visual amenity of the locality would not be harmed as a result of the proposal. Having regard to all material considerations the application is in accordance with the requirements of policies COR2, COR12 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and policy DM2 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 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.

15/00425/OUT	Orchard Villa 4 Threshers Crediton Devon EX17 3NR	Outline for the erection of a dwelling	REFUSE	DEL	03/06/2015
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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 considering all the relevant matters relevant to the assessment of the application. 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 benefits of the proposed scheme do not outweigh the proposal's adverse lasting impacts on the character and appearance of the Crediton Conservation Area. On this basis the proposals are considered to be contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM27 of the Local Plan Part 3 Development Management Policies and the National Planning Policy Framework.
- 2 In the opinion of the local planning authority the benefits of the proposal do not outweigh the proposal's adverse lasting impacts on the setting of St Lawrence Chapel, a Grade II Listed Building directly adjacent to the site. The proposal would neither enhance and/or maintain the setting or significance of St Lawrence Chapel and would therefore be contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM27 of the Local Plan Part 3 Development Management Policies and the National Planning Policy Framework.

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3 In the opinion of the local planning authority the proposed development, by way of its proposed access/parking/turning arrangements and the indicative siting of the proposed house would have an adverse impact on the living conditions of the occupants of nearby properties, and in particular Orchard Villa. In addition, the Council are not convinced that the application site can be developed in such a way as to provide reasonable, useable amenity area for a new dwelling of the size that is indicated. On this basis the proposals are considered to be contrary to policies DM2 and DM14 of the Local Plan Part 3 Development Management Policies and the National Planning Policy Framework.

15/00450/FULL	Yellow Hammer Brewing Limited Hanlons Brewery Hill Farm Newton St Cyres Devon	Installation of balcony and access ramp	REFUSE	DEL	03/06/2015
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Reasons

1 The Local Planning Authority considers that the application scheme for the proposed balcony and access ramp would be likely to result in an intensification and expansion of the use of the function room, such that it is likely to go beyond the permitted ancillary use and result in harm to the general amenities of the area contrary to policy DM2 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 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.

15/00456/FULL	Cholwell Posbury Devon EX17 3QE	Erection of first floor extension	PERMIT	DEL	05/06/2015
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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 for the erection of a first floor extension is considered to be acceptable in principle. The scale, mass and design of the proposed extension would not harm the character or appearance of the existing dwelling. In addition to the previously approved scheme the overall extension to the original dwelling presents as a large addition but it is not considered that the extension would dominated the host dwelling. The proposal would not result in over development of the curtilage or have any significant adverse impact on the living conditions 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 COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

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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 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.

15/00496/PNCOU	Land and Building at NGR 310131 116908 (Pond House) Nicholashayne Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q(a) and (b)	RPA	DEL	02/06/2015
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Reasons

- 1 In the opinion of the Local Planning Authority, insufficient information has been provided to demonstrate that no new structural elements are proposed in order to facilitate the development and that the building is structurally strong enough to take the loading from the proposed works.
- 2 The building is partially collapsed and in a state of disrepair. The proposed works involve the reinstatement of partially collapsed side walls which would involve development falling outside of the external dimensions of the existing building, contrary to the requirements of Schedule 2, Article 3, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

15/00511/FULL	Castlands Farm Newton St Cyres Exeter Devon EX5 5AA	Formation of new vehicular access	PERMIT	DEL	29/05/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall take place until details of the layout and construction (including drainage details) of the access road and of the proposed visibility splay details have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

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 This information is required prior to the commencement of development to ensure that the proposed details in the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site, in accordance with policy COR9 of Mid Devon Core Strategy (Local Plan Part 1).

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Reasons

The creation of a new entrance to serve Castlands Farm is considered to be reasonably necessary in order to provide an alternative and more suitable means of access for visiting traffic to the holding. The proposed access is not considered to have a harmful impact on the general character of the area and/or visual amenities of this part of the highway. The proposal would result in approximately 20m of hedgerow being removed, however from an assessment point of view it is not considered that this aspect of the proposal, given the overall context and length of hedge adjacent to the highway, would have an unacceptable adverse impact on the overall character of the area or on potential of the area as a wildlife habitat. The submitted plan demonstrates that sufficient visibility can be provided, and overall it is therefore not considered that the application scheme would have an adverse impact on the local road network. On this basis the application scheme is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM22 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 completion of the assessment of the application scheme and issuing the decision notice in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00514/PNCOU	Land and Buildings at NGR 304748 119836 (Stuckleys) Hockworthy Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	PDA	DEL	03/06/2015
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Reasons

- 1 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) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

15/00515/PNCOU	Wheatland Stoodleigh Tiverton Devon EX16 9QE	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	PDA	DEL	29/05/2015
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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 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

15/00533/FULL	Land at NGR 300503 112348 (Bycott Farm) Lower Town Halberton Devon	Retention of cover over existing silage clamp	PERMIT	COMM	05/06/2015
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Conditions

- 1 The date of commencement of this development shall be taken as the 26th 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.

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- The building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.

Reasons

- In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- For the avoidance of doubt and in the interests of proper planning.
- To safeguard the rural character of the area in accordance with policies DM2 and DM22 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposed agricultural building 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 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.

15/00534/CLP	Court House Residential Home Station Road Cullompton Devon EX15 1BE	Certificate of lawfulness for the proposed conversion of existing residential building (Class C3) into 5 independent living care units	PERMIT	DEL	04/06/2015
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Conditions

- The Local Planning Authority considers that the proposal amounts to permitted development and that planning permission is not required. The current property has a permitted C3 use, and the proposed use falls within the definition of a C3 dwellinghouse, as defined in The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010.

15/00536/FULL	Land and Buildings at NGR 291498 106269 (Merryfield Hayes) Cadeleigh Devon	Erection of roof to provide covered yard	PERMIT	DEL	02/06/2015
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposed roof structure by virtue of its scale, design and location is not considered to harm the privacy or amenity of the occupiers of the nearby dwellings, or the character and appearance of the surrounding area. The development is considered reasonably necessary for agriculture and as such the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies), and Part 3 and part 7 of the National Planning Policy Framework.

Reasons

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

15/00543/PNCOU	Land and Building at NGR 280296 100118 (Middle Hollacombe Farm) Hollacombe Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q(a)	RPA	DEL	05/06/2015
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Reasons

- 1 In the 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 1:500 and 1:1250 and proposed drawings, validated on 13th April 2015 would amount to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. This notification must therefore be refused in accordance with the provisions of Paragraph W.(3) of Part 3 Schedule 2 of the above Order 2015.

15/00544/LBC	Manor House Hotel Fore Street Cullompton EX15 1JL	Listed Building Consent for structural repairs to masonry, involving part demolition and rebuilding north east corner and removal of existing cement render to north elevation	PERMIT	DEL	01/06/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of nine months 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.			
4		All repointing and new pointing of stonework shall be carried out using a lime mortar and prior to any such work being undertaken, a sample panel of existing stonework shall be prepared and repointed for inspection and written approval by the Local Planning Authority.			
5		The front corner of corbelled stonework shown close hatched on Drawing 01A shall be recorded in detail before being carefully dismantled in stages in order to assess the extent of dismantling required. The front corner of corbelled stonework shall then be rebuilt to the original pattern using lime mortar and in strict accordance with the details shown on Drawing 01A.			
6		The condition of all existing embedded timbers including lintels and window frames shall be assessed by a suitably qualified and experienced contractor. Only where lintels are found to be decayed shall they be replaced with brickwork laid with lime mortar. Other embedded timbers shall be left in situ undisturbed unless treatment is otherwise agreed in writing with the Local Planning Authority.			
7		The cement render to the north elevation shall be removed using hand tools only taking care not to damage the underlying stonework and cob. All historic features revealed by removal of the render, including windows, shall be recorded in accordance with Condition 3 above and preserved where possible in accordance with Condition 6 above.			
8		The condition of the underlying stone and cob once the cement render has been removed, shall be assessed by a suitably qualified and experienced contractor and advised in writing to the Local Planning Authority together with details of all necessary repairs to any cracks holes or voids identified.			
9		Prior to re-rendering the north elevation a sample area of the lime render including the limewash or painted finish shall be prepared for inspection and written approval by the Local Planning Authority.			
10		The re-rendering of the north elevation with lime render including the limewash or painted finish in accordance with Condition 9 above shall be completed within 6 months of the completion stone and cob repairs to that elevation.			
11		Where the patress plate of any tie bar is left exposed this shall be given a black painted finish within 1 month of installation.			

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 and having regard to the need for the remedial structural works to take place swiftly in order to safeguard this Grade II* Listed Building.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made of the historic building fabric that is exposed and/or affected by the development.
- 4 To ensure that mortar and method of pointing is appropriate to the fabric of the building.
- 5 To ensure that the works are respectful of the character, appearance and fabric of the building.
- 6 To ensure that loss of historic fabric is kept to the minimum and that where treatment of the retained timber is proposed that this is appropriate.
- 7 To ensure that disturbance to the underlying stone and cob is minimised and that any historic features are adequately recorded and/or preserved as appropriate.
- 8 To ensure that suitable methods and materials are used where the need for repair is identified.
- 9 To ensure the finish is appropriate in order to safeguard the appearance of the building.

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10 To safeguard the fabric and appearance of the building.

11 To safeguard the appearance of the building.

Reasons

The proposed repairs and remedial works address some of the works required by the Repairs Notice in a manner appropriate to the age, fabric and appearance of the building. Subject to further details and investigation as conditioned being carried out the works will address the most immediate urgent structural matters in a way that respects the significance of this Grade II* building. The scheme is therefore considered to be acceptable and in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 132 and 134 of the National Planning Policy Framework.

15/00557/FULL	Chapel Orchard Puddington Tiverton Devon EX16 8LW	Erection of an open-fronted garage	PERMIT	DEL	05/06/2015
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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 an open fronted garage is considered to be acceptable in principle. The proposed garage building would be located in close proximity to the existing stable building and polytunnel and would not have a significant adverse impact on the character or appearance of the area. The proposed garage building is considered to respect the character, scale, setting and design of the existing dwelling. Given the location of the garage, it would not have an adverse impact on the amenity of occupiers of any neighbouring properties. The proposal is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
15/00561/FULL	Higher Elston Coppleshone Crediton Devon EX17 5PB	Conversion of outbuilding to provide ancillary living accommodation	PERMIT	DEL	29/05/2015

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 roof covering of the development hereby approved 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.
- 4 The conclusions and mitigation measures set out in the Devon Wildlife Consultant's protected species survey (final report - dated March 2015) received on 7th April 2015 by the Local Planning Authority shall be complied with in full during construction of the development hereby approved.
- 5 The additional accommodation hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as Higher Elston), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial 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 ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 and DM11 of the Local Plan part 3 (Development Management Policies).
- 4 To ensure the protection of any ecological interests at the site.
- 5 In accordance with COR18 of Mid Devon Core Strategy (Local Plan Part 1), as the site is in open countryside and outside of a settlement boundary there is no policy support for a development of a new dwelling in the open countryside

Reasons

Policy COR18 establishes the principle that development in the open countryside should be strictly controlled, however it does allow for the provision of accommodation ancillary to a dwelling, policy DM13 of the Local Plan part 3 reflects this guidance. Policy DM11 of the Local Plan part 3 allows for the conversion of redundant rural buildings of substantial and permanent construction which positively contribute to an area's rural character. Therefore in policy terms the conversion of the barn is considered to be acceptable in principle. It has been demonstrated that the building can be converted without significant rebuilding, alteration and extension and therefore a significant amount of the original building fabric can be retained. The works to the building are considered to respect the character of the building and the surrounding rural environment. The proposal is not considered to cause harm to nature conservation interests in the local area. Given that the proposal is to provide ancillary accommodation only, there are no concerns regarding the amenity of the existing dwelling that adjoins the east elevation of the barn or in terms of any highway impacts of the proposed development. On this basis the proposal is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM11 and DM13 of the Local Plan part 3 and policy guidance 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 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.

15/00572/PNHH	6 Higher Mill Lane Cullompton Devon EX15 1AG	Prior notification for the erection of an extension extending 4.5m to rear, maximum height of 3.8m and eaves height of 2.4m	RPA	DEL	01/06/2015
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Reasons

- 1 The proposal does not amount to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015 as the conservatory is proposed to extend beyond a wall which forms the principal elevation of the original dwellinghouse.

15/00574/FULL	Sheraton House Kennerleigh Crediton Devon EX17 4RS	Erection of single storey extension	PERMIT	COMM	04/06/2015
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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 conservatory, in terms of its scale and design, is considered to respect the character, scale, setting and design of the existing dwelling. Given the siting of the conservatory to the rear of the property, it is not considered that it would detract from the character and appearance of the conservation area. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property and/or the character or appearance of the Kennerleigh Conservation Area. Overall the proposal is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, 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 discussions with the applicant. 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
15/00575/FULL	12 Sideling Fields Tiverton EX16 4HG	Erection of raised decking; conversion of garage to additional living accommodation, replacement of garage roof with pitch roof and erection of porch	PERMIT	DEL	03/06/2015

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 by policies DM2, DM8 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 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.

15/00576/FULL	33 Ashleigh Park Bampton Tiverton Devon EX16 9LF	Erection of a detached garage	PERMIT	DEL	03/06/2015
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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 garage building, by reason of its design, scale and appearance is considered to respect the character and appearance of the streetscene and this particular site. As such, the proposed development complies with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies), together with 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.

15/00586/FULL	Land and Buildings at NGR 282014 112296 (New House) Witheridge Devon	Erection of an agricultural storage building	PERMIT	DEL	01/06/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the construction of the building hereby approved the applicant shall submit for approval confirmation of the proposed ground floor level of the proposed building in relation to the two existing buildings that are adjacent. The development shall be carried out 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 For the avoidance of doubt and in order to protect the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of agricultural storage building to store feed in, is considered to be acceptable and to be reasonably necessary to support the activity of the holding (beef farm). Whilst the building is likely to be visible from the outside of the site it would be viewed in accordance with the other buildings in the yard area, and on this basis it is not considered to have an adverse impact on the amenity of local residents or the character and appearance of the area. The development is not considered to have an adverse impact on the environment or result in an unacceptable adverse impact on the local road network. 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 (Development Management Policies) and Government advice 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 completion of assessment 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.

15/00602/CLU	Land at NGR 305292 106711 (Land Adjoining Stable Cottage) Aller Cross Kentisbeare Devon	Certificate of lawfulness for the existing use of agricultural land for dog training and exercising with associated parking in excess of 10 years	REFUSE	DEL	03/06/2015
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Reasons

- 1 Insufficient information has been provided to demonstrate that the use applied for is lawful. The evidence submitted is not sufficiently clear, robust and unambiguous to demonstrate that on the balance of probability, the use of the agricultural land for dog training and exercising with associated parking has been continuing for a period of not less than 10 years and furthermore, evidence provided by objectors and available from aerial photography casts doubt upon the accuracy of the submitted evidence.

15/00667/FULL	3 Fairway Tiverton Devon EX16 4NF	Erection of 2 single storey side extensions after demolition of garage and 3 stores	PERMIT	DEL	02/06/2015
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Conditions

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

Reasons

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

Reasons

The current proposal is acceptable in that the extensions are considered to be appropriately scaled and designed to provide a coherent overall appearance for the dwelling. In addition, it is not considered that the proposal would have an unacceptable loss of privacy or amenity for the occupiers of the neighbouring dwellings. The proposal is considered to comply with the requirements of relevant policies: DM2 and DM13 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 not worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved for the following reason: the application was acceptable as submitted. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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