

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02068/LBC	1-7 The Old School Chapel Street Tiverton Devon EX16 6ND	Listed Building Consent for installation of replacement timber framed windows and door	PERMIT	DEL	27/05/2015

## Conditions

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

## 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.

## Reasons

The proposed works will cause no additional harm to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

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15/00120/OUT	Land and Buildings at NGR 272250 98701 (Littlecombe Farm) Bow Devon	Outline for the erection of an agricultural worker's dwelling	PERMIT	DEL	28/05/2015
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## Conditions

- 1 No development shall begin until detailed drawings to an appropriate scale of the layout, scale and appearance of the building, confirmation of the proposed means of access as indicatively shown on approved plans and the proposed landscaping of the site (hereinafter called the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all Reserved Matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
- 3 The development hereby permitted shall be begun before the expiration of one year from the final date of the approval of all the Reserved Matters.
- 4 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

## Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management Procedure) Order 2010, and the National Planning Policy Framework.

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- 2 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current essential need for permanent accommodation on the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 3 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current essential need for permanent accommodation on the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1).
- 4 The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies) and National Policy in the National Planning Policy Framework.

**Reasons**

The proposed outline application for the erection of an agricultural worker's dwelling on the Littlecombe farm holding in the open countryside is acceptable with an indicative access from the adopted highway highlighted on the submitted plans. An agricultural appraisal has been submitted which demonstrates that the circumstances at the holding confirm that there is an essential need for an additional worker to live on site and that the site as proposed (collection of derelict and dilapidated buildings) is a suitable location on the holding for the dwelling. At this stage (outline) no highway safety concerns are envisaged, and/or concerns regards flooding. A conditions is recommended to control the use of the dwelling so that it is not occupied other than for an agricultural worker. On this basis the proposal accords with the following Policies: COR1, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1 and DM10 of the Local Plan Part 3 (Development Management Policies) and AL/IN/3 of the Allocations and Infrastructure Development Plan (Local Plan 2) and policy guidance in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included working with the applicant to identify a location on the holding which for the agricultural dwelling which is supported in policy terms. 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.

15/00205/FULL	Ford Farm Holcombe Rogus Devon TA21 0QB	Erection of single storey extension, alteration to roof over existing extension, and installation of flue	PERMIT	DEL	27/05/2015
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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.

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**Reasons**

The proposed extension and associated works by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

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

15/00206/LBC	Ford Farm Holcombe Rogus Devon TA21 0QB	Listed Building Consent for erection of single storey extension, alteration to roof over existing extension, and installation of flue	PERMIT	DEL	27/05/2015
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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 development shall be carried out strictly in accordance with the agreed Schedule of Works received 20th February 2015, Addendum received 21st May 2015 and building specification set out under Appendix A received on 20th February 2015.
- 4 Prior to the first use of the converted outhouse on the North East elevation of the main farmhouse, an appropriately labelled roof and section plan shall be submitted to and approved in writing by the Local Planning Authority, detailing works to be carried out in accordance with the agreed scheme for the retention of roof timbers specified in drawing 1B/3/PL (Rev 5) received 5th May 2015 and Existing Roof Timbers for retention received 5th May 2015 and Addendum to the Schedule of Works received 21st May 2015. The original A-frames, purlins shall be retained and reused in accordance with these details and shall be retained thereafter.
- 5 Notwithstanding the labelling on Proposed SE NW Elevations Layouts 3/3/PL (Rev5) received 5th May 2015 the flue serving the single storey rear extension on the northwest elevation shall be finished externally in matt black finish and shall be so retained thereafter.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure works are carried in accordance with agreed details in order to protect the fabric of the listed building in accordance with DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure the retention of the historic timbers of the roof and to ensure no inappropriate alteration of building's historic fabric in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		To ensure materials appropriate to the character of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
<b>Reasons</b>					
The proposed works affect a Listed Building, although the proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. Furthermore the removal of the existing single storey extension and construction of a new build with natural slate roof and simple render wall finish is considered to enhance the character of the heritage asset. The proposal can therefore be considered to comply with Policies COR2 of Mid Devon 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. Planning permission is hereby granted subject to conditions.					
<b>15/00263/FULL</b>	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

#### 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.

#### Reasons

- 1 In order to set a lawful commencement date for the development.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		To ensure that adequate 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.

<b>15/00264/MFUL</b>	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.

#### 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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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			
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**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.

15/00324/LBC	46 Fore Street Silverton Exeter Devon EX5 4HZ	Listed Building Consent for internal alterations to provide a first floor bathroom, replacement fireplace and installation of patio doors; replacement of two windows and door canopy	PERMIT	DEL	27/05/2015
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**Conditions**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to its installation, details of the replacement door canopy including materials, sections and elevations shall be submitted to and approved 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.
- 3 In order to ensure design and materials appropriate to the character and special interest of the listed building.

**Reasons**

The proposed works are considered to be well justified and acceptable and will update and rationalise the existing accommodation without causing harm. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00378/LBC	93 Barrington Street Tiverton Devon EX16 6QS	Listed Building Consent to replace front ground-floor window and front door	PERMIT	DEL	27/05/2015

#### Conditions

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

#### 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.

#### Reasons

The proposed works are considered to be justified and acceptable without causing harm. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

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.
- 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.

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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 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.

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.



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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 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.

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

<b>15/00511/FULL</b>	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.

<b>15/00515/PNCOU</b>	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.

<b>15/00518/FULL</b>	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.
- 2 For the avoidance of doubt and in the interests of proper planning.

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**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.
- 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.

<b>15/00523/FULL</b>	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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00547/LBC	Croyle House Kentisbeare Cullompton Devon EX15 2AP	Listed Building Consent for removal of existing fire surrounds in living/dining room, undertake remedial works to original features, install woodburners, chimney liners, chimney pots and room ventilation	PERMIT	DEL	27/05/2015

### Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to any works being carried out to install the chimney liners, woodburners and new fire surrounds there shall be submitted to and approved in writing by the Local Planning Authority, details of the condition of the existing fireplace opening, details of proposed remedial works to the fireplaces and chimneys including any additional ventilation, details of the liner, woodburner, fire surround and the size and model of the chimney pot for each fireplace. 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.
- 3 To ensure the use of repair methods and materials appropriate to the age and construction of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

### Reasons

The proposed works are considered appropriate subject to the submission of further details once the existing fireplaces have been removed and subject to satisfactory details of the new installations. The works will also complement the wider long term programme of remedial works to the house. It is therefore considered to be acceptable and in accordance with Policy DM27 of the Local Part Part 3 (Development Management Policies), and paragraphs 132 and 134 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 informal discussions whilst on site on the 20th March 2015. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00555/FULL	Former Site of 24 Newcourt Road Silverton Devon	Variation of Condition 2 (amended plans) of planning permission 14/01153/FULL	PERMIT	DEL	28/05/2015

### Conditions

- 1 The date of commencement shall be taken as 8 April 2015 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The dwelling on the northern half of the site shall not be occupied until the ensuite bathroom window on the north elevation at first floor level has been glazed with translucent glass, is non-opening, and shall be permanently so retained.
- 4 No dwelling shall be occupied until the boundary treatments indicated on drawing reference 14-041 DET 04 approved under planning permission 14/01153/FULL (southern and western boundaries) and submitted drawing reference 14-041 DET 03 B (northern boundary) have been provided in accordance with the approved details. Once provided, such approved boundary features shall be permanently so retained.
- 5 The external doors, door frames and windows shall be recessed into the walls in accordance with the details approved under planning permission 14/01153/FULL. The development shall be carried out in accordance with such approved details and shall be permanently 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 or re-enacting that Order with or without modification) no development of the types referred to in Classes B and C of Part 1 of Schedule 2 relating to the enlargement of a dwelling consisting of an addition or alteration to its roof, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no new windows or doors shall be installed in the north facing elevation of the dwelling on the northernmost part of the site, or in the south facing elevation of the dwelling on the southernmost part of the site without the Local Planning Authority first granting planning permission.

### 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 safeguard the privacy of the occupiers of 22 Newcourt Road in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and amenities of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure use of detailing appropriate to the development in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the residential amenities of neighbouring residents in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the residential amenities of neighbouring residents in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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#### Reasons

The current proposal is acceptable in that the development as amended by this variation of condition application is not considered to materially alter the street scene from that already approved. The elevations, access and parking arrangements and amenity space provisions remain as already approved. The proposal is not considered to lead to any additional loss of privacy or amenity for neighbouring occupiers and the restrictive conditions imposed on the original planning permission will be re-imposed. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM14 and DM15 of the Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

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

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15/00559/FULL	61 High Street Halberton Tiverton Devon EX16 7AG	Erection of a conservatory	PERMIT	DEL	28/05/2015
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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 conservatory 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. 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 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 determining the application in a timely fashion and emails/correspondence with applicant/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.

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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.

15/00579/FULL	42 Station Road Hemyock Cullompton Devon EX15 3SE	Erection of an extension, porch, installation of 2 dormer windows, and increasing the size of the existing vehicle splay	PERMIT	DEL	28/05/2015
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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 extensions by virtue of their overall 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. The proposed larger vehicle pull in does not have a significant impact on the streetscene or the safety of all road users over and above the current situation. The site is located within the Blackdown Hills Area of Outstanding Natural Beauty, the proposed works are considered to conserve the character, setting, appearance and special qualities of the AONB. As such the proposal is considered to comply with policies, COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM29 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 application discussion, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00603/FULL	Restharrow Kennerleigh Crediton EX17 4RS	Erection of double garage	PERMIT	DEL	27/05/2015
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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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**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 double garage within the curtilage of a residential dwelling is considered to be acceptable in principle. The scale and design of the garage is considered to respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties. The proposal 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.

**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.

15/00605/LBC	45 Gold Street Tiverton Devon EX16 6QB	Listed Building Consent for internal and external alterations to include re-statement of chimney stack and replacement of shop front with 2 windows to match existing (Revised	PERMIT	DEL	27/05/2015
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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, details of the new windows to the front/north elevation (sections, mouldings and profiles, finishes and glazing) shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows shall be in accordance with these approved details, and be so retained.
- 4 The front/northern elevation shall have a painted finish on completion of the insertion of the two new windows.
- 5 Prior to their installation, details of the new fire places shall be submitted to and approved in writing by the Local Planning Authority. The fire places shall be installed in accordance with these approved details and be so retained.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the use of materials and detailing 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) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM27.			
4		To ensure the use of materials and detailing 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) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM27.			
5		To ensure the use of materials and detailing 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) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM27.			

**Reasons**

The proposed works are considered to be justified and will improve the appearance of the listed building whilst updating and renovating it. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

<b>15/00630/PNAG</b>	Cranklands Farm Cullompton Devon EX15 1LT	Prior notification for the erection of an agricultural storage building (2)	PNP	DEL	28/05/2015
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**Reasons**

The proposed development is not considered to be reasonably necessary for the purposes of agriculture and is therefore contrary to the requirements of Paragraph A, Part 6, Class A, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 and in the opinion of the Local Planning Authority the building cannot be constructed under the benefit of the prior notification process. Planning permission is therefore required for the proposed development.