

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00099/FULL	Land and Buildings at NGR 295971 123112 (Higher Arthurs Hayne) Bampton Devon	Conversion of redundant farm building to dwelling, re-siting vehicular and pedestrian access and resurfacing track	PERMIT	DEL	17/06/2015

## 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.
- 3 No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a) details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c) details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to.
- 4 Before their use, samples/details of the materials to be used for all external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used and shall be so retained.
- 5 Before their installation, working details of the new external doors, windows and roof lights shall be submitted to and approved in writing by the Local Planning Authority. Installation of the doors, windows and roof lights shall be in accordance with these approved details and be so retained.
- 6 The dwelling hereby permitted shall not be occupied until the access, visibility splays, upgraded track and parking spaces have been provided in accordance with submitted drawings numbered 2501/5 and 2501/6. Once provided such facilities shall be permanently so retained.
- 7 The hedge to be relocated indicated on drawing number 2501/5 shall be relocated in accordance with the submitted Schedule of Works for Hedge Re-alignment dated November 2014 and the recommendations, including timing of the works, set out in the Hedge Translocation Guide contained in Appendix 4 to the Protected Species and Habitat Survey by Southwest Environmental Limited dated December 2014.
- 8 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D of Part 1, relating to - enlargement or alteration of the dwelling or its roof or the provision of outbuildings, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

## Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the character of the building of retained during and after the conversion works and to ensure that adequate arrangements are in place to protect the building during conversion works in accordance with policies 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 use of materials appropriate to the development/works in order to safeguard the character and appearance of the building and the rural area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building and the rural area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11			
6		In the interests of highway safety and to ensure appropriate facilities are provided to cater for traffic attracted to the site in accordance with policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
7		In the interest of safeguarding the rural character of the area and minimising the impact on protected species in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework.			
8		To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building and the rural area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11			

### Reasons

The current proposal is acceptable in that the barns are considered to make a positive contribution to the rural character of the area. Some rebuilding work is required and a small glazed link is required to allow an inside link between buildings. Existing openings are to be utilised where possible with additional windows to allow the buildings to function as a dwelling. Adequate parking and amenity space are to be provided. The access and track are to be improved and upgraded to improve highway safety and approximately 18 metres of hedgerow to the south of the access is to be relocated behind a new visibility splay. Subject to conditions, it is not considered that the proposal would have an unacceptable impact on the environment or on protected species. The proposal is considered to comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM11, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework

### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre application discussions, negotiation 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>15/00293/FULL</b>	Coldharbour Mill Coldharbour Uffculme Cullompton Devon EX15 3EE	Alterations to workshop in connection with proposed use as shop and visitor's centre, installation of wc for the disabled in grist mill, and conversion of window to door in combing shed	PERMIT	DEL	17/06/2015
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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 alterations 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 Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1), National Planning Policy Framework Paragraphs 132 and 134, and Policies DM24 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 a pre application 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.

15/00294/LBC	Coldharbour Mill Coldharbour Uffculme Cullompton Devon EX15 3EE	Listed Building Consent for alterations to workshop in connection with proposed use as shop and visitor's centre, installation of wc for the disabled in grist mill, and conversion of window to door in combing shed	PERMIT	DEL	17/06/2015
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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 February 2015.
- 4 Before their installation or use the following details shall be submitted to and approved in writing by the Local Planning Authority; a.joinery and glazing details of the new windows and door, b.sample of the brick edging to the ramped pathway, c.finish of the ramped pathway, and d.any additional slates required for the roof. Installation of these elements shall be in accordance with these approved details and be so retained.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 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: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.

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

The proposed alterations 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 Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1), National Planning Policy Framework Paragraphs 132 and 134, and Policy DM27 of Local Plan Part 3 (Development Management Policies).

15/00333/FULL	53 Boobery Sampford Peverell Tiverton Devon EX16 7BS	Erection of two-storey extension with porch/utility and garage	PERMIT	DEL	15/06/2015
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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 commencement of the garage hereby approved on drawing number JRAC/502 Rec E, details/samples of the timber cladding and any wood stain proposed to be used on the walling material shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and be maintained as such.

**Reasons**

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

**Reasons**

The proposed extensions 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. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

15/00444/LBC	9 Millway Bradninch Exeter Devon EX5 4NL	Listed Building Consent to replace 4 crittal windows	PERMIT	DEL	12/06/2015
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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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

- 1 In accordance with 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 acceptable and will not cause 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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15/00498/FULL	20 Langlands Road Cullompton Devon EX15 1JE	Erection of extension to garage and installation of dormer window	PERMIT	DEL	16/06/2015
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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 extensions and dormer window by virtue of their 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. A such the proposal is considered to comply with Policies DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00513/FULL	Rodgements Chawleigh Chulmleigh EX18 7ET	Erection of garage and store	PERMIT	DEL	15/06/2015

### 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.
- 3 The garage building above hereby approved shall be used ancillary activities to the existing dwelling on the site (Currently known as Rodgements), 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 safeguard the character and appearance of the site which is in the open countryside in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM13 of the Local Plan Part 3 (Development Management Policies).

### Reasons

The application for the erection of a garage and storage building is considered to be acceptable in principle. The scale of the building is large, however, given the extent of the gardens associated with the house, and the woodland within the applicants ownership, the Local Planning Authority considers it reasonable to permit a building to provide garaging for the applicants vehicles, tractor and machinery used on the land and storage for the wood and apples harvested on the site. The scale of the building, although large, is considered on balance to be acceptable and the material palette is considered to be appropriate for this location. The site enjoys some screening from the natural topography surrounding the site, although there will be some views of the proposed building, it is not considered that the proposal would harm the character and appearance of the existing dwelling or its setting within the rural landscape. The property has a large curtilage and it is not considered that the proposed building would result in over development of the curtilage. The site is relatively isolated and it is not considered that the proposed building would have a significant adverse impact on the living conditions of any nearby properties. Overall the proposed garage and storage building to serve the garden and woodland associated with the existing dwelling on the site is considered to be acceptable 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 discussions with the agent and determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00520/TPO	Little Walronds Shortlands Lane Cullompton Devon EX15 1HG	Application to reduce the height by 4 metres and tidy side growth of 1 Holly tree protected by Tree Preservation Order 07/00001/TPO	PERMIT	DEL	15/06/2015

#### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 RThe works hereby permitted shall consist solely of the following: a) Reduce the height of the tree by up to 4 metres b) Trim the sides by no more than half a metre.

#### Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

#### Reasons

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

15/00542/FULL	Gogwell Farm Cove Tiverton Devon EX16 7RN	Conversion of barns to form 3 dwellings with associated parking, gardens and access	PERMIT	DEL	15/06/2015
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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 The development shall be carried out in accordance with the Conservation Action Statement and Mitigation Plan detailed in the Ecological Survey Report by Acorn Ecology Ltd dated September 2014 and indicated on drawing numbers PL/BAT MITIGATION/01 (date stamped 29 May 2015) and PL/UNIT1/PRO.ELEVATIONS/01, PL/UNIT2/PRO.ELEVATIONS/01 and PL/UNIT3/PRO.ELEVATIONS/01 (date stamped 4 June 2015) or such other mitigation that shall be agreed in writing by the Local Planning Authority before its provision.
- 4 Before their installation on the development hereby permitted, details of the external windows and doors (including details of how the windows shall be recessed into the walls) shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows and doors shall be in accordance with the approved details and shall be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority before the dwellings are first occupied.			
6		No dwelling hereby permitted shall be occupied until passing places have been provided on the lane between Gogwell Farm and the A396 in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, such passing places shall be permanently maintained and retained for that purpose.			
7		No dwelling hereby permitted shall be occupied until the building indicated as 'Building to be removed' hatched black on the drawing titled 'Removal Plan' dated 27th May 2015 has been demolished and all materials resulting from the demolition that are not to be recycled on site have been removed from the site.			
8		No dwelling hereby permitted shall be occupied until hard and soft landscaping has been carried out in accordance with details of all materials and planting, including those to be used for the new access and parking areas, which have been previously submitted to and approved in writing by the Local Planning Authority. Any trees or plants which, within a period of five years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
9		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 or E of Part 1, relating to enlargement or alteration of the dwelling or its roof or provision of outbuildings, or Class A of Part 2 of Schedule 2, relating to gates, fences and other enclosures, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard protected species on the site and to enhance the site for biodiversity in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure details appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 6 In the interests of providing safe and convenient access to the development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the character and appearance of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 8 To ensure the development makes a positive contribution to the character and amenity of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the character and appearance of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).



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

The current proposal is acceptable in that the barns are considered to contribute to the rural character of the area and are capable of being converted without material alterations. The design is considered to retain the traditional rural character of the barns. A suitable access can be achieved, subject to the provision of passing places for the access lane and a new access and parking facilities being provided to serve the development. The removal of adjacent farm buildings would mitigate against harmful impacts on the amenities of future occupiers through noise, smells and other nuisances associated with farming practices. The development is not considered to significantly affect the privacy and amenities of the occupiers of the existing dwelling on the site. The proposal is considered to comply with the requirements of relevant Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiation 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>15/00550/FULL</b>	The Linhay Barn Knowle Crediton Devon EX17 5BX	Conversion of outbuildings to dwelling and attached office (Revised scheme)	PERMIT	DEL	16/06/2015
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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 Unless otherwise agreed in writing by the Local Planning Authority, the new windows to the west and south elevation shall be painted or left untreated but not stained and retained as such at all times thereafter.
- 4 Unless otherwise agreed in writing by the Local Planning Authority, any new rainwater goods shall be in cast aluminium or cast iron and painted.

**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 a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building and the conservation area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

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**Reasons**

The proposal for amendments to the appearance and internal layout of the lean-to would not result in harm to the character or appearance of the listed building, its setting or the Knowle Conservation Area. On this basis the proposal is considered to be acceptable and in accordance with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, 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 pre-application discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>15/00551/LBC</b>	The Linhay Barn Knowle Crediton Devon EX17 5BX	Listed Building Consent for conversion of outbuildings to dwelling and attached office (Revised scheme)	PERMIT	DEL	16/06/2015
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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.

**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 proposal to retain the lean-to and incorporate it into the habitable accommodation is considered to be acceptable. The proposed alterations would not result in harm to the character or appearance of the listed building or its setting. On this basis the proposal is considered to be acceptable and in accordance with the following Policy: DM27 of the Local Plan Part 3 (Development Management Policies).

<b>15/00552/FULL</b>	Hatherlands Uplowman Tiverton Devon EX16 7DW	Erection of front and rear extensions and car port	PERMIT	DEL	12/06/2015
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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.

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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 extensions 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. As such, the proposal is considered to comply with Policies DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiation 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>15/00563/FULL</b>	Briar Cottage Hockworthy Devon TA21 0NL	Erection of extensions	PERMIT	DEL	12/06/2015
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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 The areas indicated in red on the site layout plan shall be permanently retained for uses ancillary to the enjoyment of the dwellinghouse, and shall not be let, sold or otherwise occupied independently of the dwelling.
- 4 The development shall be built in accordance with the recommendations set out within the submitted ecology survey, dated 18th of March 2015.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the residential amenities of the area in accordance with policies COR1 and COR16 of Mid Devon Core Strategy (Local Plan 1) and guidance in the National Planning Policy Framework.
- 4 To ensure any nature conservation interests are preserved in accordance with policy DM11 of the Local Plan Part 3 (Development Management Policies).

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

The proposed extension, and conversion of existing outbuilding, by virtue of their scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of neighbouring properties or the future amenities and services of the dwelling to be extended or its surroundings. The proposal will retain any nature conservation interests associated with the existing barn, and a suitable access is in place to support the accommodation. The proposal will not create harm to the character and appearance of the surrounding area, which is supported by the enclosed nature of the development. The proposal is deemed to comply with policies COR18 of the Mid Devon Core Strategy 2007, DM2, DM11 and DM13 of the Local Plan 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 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>15/00583/FULL</b>	Land and Buildings at NGR 281570 105569 Burr ridge Farm Sandford Devon	Removal of condition (3) of planning permission 14/02006/FULL which restricts the use of the building to a day space/teaching area and for occasional overnight accommodation stays at the property (Original planning permission for the erection of the buil	PERMIT	DEL	17/06/2015
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**Conditions**

- 1 The date of commencement of this development shall be taken as the 3rd December 2014 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 Prior to installation, details are to be provided of the type, style and colour of all windows and doors to be installed, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained
- 4 No exterior lighting shall be placed within the site unless an application in that regard is first submitted on and approved in writing by, the Local Planning Authority.
- 5 All residue materials resulting from the demolition of the building, and which are not to be recycled on site, shall be removed from the site within one calendar month from the date on which the demolition is completed.

**Reasons**

- 1 In 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.

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 visual amenities of the area and the character of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
4		To minimise the effects of light pollution and resulting loss of amenity given its rural location and resulting loss of amenity having regard to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies) Post Inspector's Report.			
5		To safeguard the character and appearance of the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan 1) and Policy DM2 of the Mid Devon Local Plan (Development Management Policies).			

### Reasons

The application relates to a removal of Condition 3 which presently specifically limits the use of the building to a day space/teaching area, and for occasional overnight stays only. The removal of the condition will effectively allow for the more flexible use of the building to provide for its increased use for additional accommodation stay needs in connection with the running of the business by Crediton Care and Support Homes Ltd. The removal of the condition will cause no change to the overall nature of the development nor otherwise lead to any other adverse planning impacts and which are otherwise reasonably and necessarily controlled by separate conditions. It is considered that the use of the building for C2 residential care home purposes sufficiently accords with Policies COR1, COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8 and DM20 of Local Plan Part 3 (Development Management Policies) and Government guidance as set out in National Planning Policy Framework .

### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and a site visit. 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>15/00589/FULL</b>	Land at NGR 295059 105675 (Leigh Pool) Silverton Devon	Conversion of agricultural building to dwelling and erection of garage/store (Revised Scheme)	PERMIT	DEL	16/06/2015
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### Conditions

- The date of commencement of this development shall be taken as 21 April 2015 when the application was registered by the Local Planning Authority.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- Mitigation in respect of retention/improvement of the existing provision for roosting bats shall be incorporated into the roof of the proposed dwelling during the conversion in accordance with the details shown on the approved plans. The mitigation shall be completed before the dwelling is occupied and shall be permanently so retained.
- Before their use on the development hereby permitted, colour samples of the render and details of the windows and doors to be used for all the external surfaces and openings of the building shall be submitted to and approved in writing by the Local Planning Authority.
- The roof covering of the development hereby approved shall be natural slate.
- The development hereby approved shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority, a landscaping scheme including details of tree planting and any changes proposed in existing ground levels. All planting, seeding, turning or earth profiling comprised in the approved details shall be carried out within 9 months of the substantial completion of the development and any trees or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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7 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 of Part 1, or Classes A, B, C of Part 2 of Schedule 2, relating to enlargement or alteration of the dwelling or its roof or provision of within the curtilage, shall be undertaken within the application 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 protected species on the site and to enhance the site for biodiversity in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the visual amenities of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the visual amenities of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the visual amenities of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the visual amenities of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The current proposal is acceptable in that the changes to the scheme for conversion of the building are considered to be acceptable in design terms. The resulting dwelling will retain the character of the original building. The proposed garage is large but is not considered to dominate the proposed dwelling or appear out of keeping in its setting. Subject to mitigation, the proposed alterations are considered to have an acceptable impact on the protected species using the building. The proposals are not considered to lead to any additional loss of privacy or amenity for neighbouring residents. The proposal is considered to comply with the requirements of relevant Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

15/00595/FULL	Higher Beers Farm Brithem Bottom Cullompton Devon EX15 1NB	Formation of new vehicular access and driveway	PERMIT	DEL	12/06/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The block paving area shown on the approved site layout drawing number 815.4.b shall be of a porous material, the surfacing of this area shall not begin until details and samples of the surfacing material for the paved area has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved material/s and shall be so retained.
- 4 Prior to the construction of the brick walling and pillars at the site entrance, a sample of the brick type, and details of the mortar and bonding shall be submitted to and approved in writing by the local planning authority. The works shall be carried out using the approved materials and shall be so retained.
- 5 Before the development hereby permitted is first brought into its permitted use, the visibility splays shown on the approved site layout drawing number 815.4.b shall be provided and shall be so retained.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of appropriate materials in order to safeguard the visual amenities and character and appearance of the rural area, and to ensure water runoff as a result of the works does not run directly onto the adjacent highway.
- 4 To ensure the use of appropriate materials in order to safeguard the visual amenities and character and appearance of the rural area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure that at all times of use the access is safe and suitable for users with sufficient visibility.

#### Reasons

The proposed new access by virtue of its scale, design and location is considered to create a safe and accessible place with good visibility for those accessing the highway by virtue of the visibility splays provided. The access is of a high quality design, subject to the agreement of materials and landscaping required by way of condition, the new access will create a visually attractive place that is well integrated with the surrounding street and landscape. Across the access there will be a drainage channel to collect surface water that will discharge into a soakaway on site; additionally the paving used will be of a porous material to ensure surface water does not run off directly onto the highway. The dwellinghouse is set within a large curtilage and so the proposed works will not result in over development, sufficient amount of parking will be provided to serve the dwellinghouse and it is not considered that there will be an unacceptably adverse impact on the occupiers of neighbouring properties. As such, the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8 and DM13 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00600/FULL	Land at NGR 303351 119936 (South Stable Farm) Hockworthy Devon	Erection of a temporary workers caravan and erection of an agricultural livestock building	PERMIT	DEL	12/06/2015

### Conditions

- 1 The use of the temporary workers caravan hereby permitted shall be discontinued on or before 12th June 2018 and, prior to its discontinuance, a scheme for the restoration of the site shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.
- 2 The agricultural caravan shall not be occupied until the agricultural building hereby permitted has been built and the livestock building is ready to accommodate livestock.
- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 4 The occupation of the caravan 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.
- 5 The accommodation hereby approved and set out upon drawing numbers PL/PRO.FLOOR & ROOF/TEMP DWELLING/01 and PL/PRO.ELEVATIONS/TEMP DWELLING/01 shall meet with the definition of caravan as detailed within the Caravan Sites and Control Act 1960 and the Caravan Sites Act 1968 (as amended)..
- 6 Before the development hereby permitted is first brought into use, unobstructed visibility, measured from a point 2.4 metres back from the edge of the adjoining highway along the centre line of the access, shall be provided over a height of 600 millimetres above adjoining road level for a minimum distance of 90 metres on the south side of the vehicular access. Such visibility splays shall be so retained at all times. The alterations to the access shall include a 10metre Radii for vehicles entering the site from the south. The access shall be a hard surface in a bound material to prevent stones and chippings coming on to the highway and it should be drained to prevent water entering the public highway.

### Reasons

- 1 To allow sufficient time for the agricultural enterprise to become established and to meet the essential need provisions in the National Planning Policy Framework.
- 2 The essential need for the caravan is based on the expansion of the existing livestock operation on the site and the essential need will only exist when the buildings are complete and in operation for their approved use.
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the provision of new residential accommodation without special justification.
- 5 To allow sufficient time for the agricultural enterprise to become established and to meet the essential need provisions in the National Planning Policy Framework.
- 6 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 DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).



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

The current proposal is acceptable in that the agricultural building is reasonably scaled and designed for its use and location and is not likely to cause any significant impacts on the visual amenities of the area or on the living conditions of neighbouring occupiers. The applicant has demonstrated an essential need for an agricultural worker to live at or near the holding and there are no existing available dwellings nearby to meet that need. As the essential need is projected, a temporary 3 year permission will be granted in order for the applicant to build up the business in accordance with the projections. The development is not considered to lead to a significant increase in vehicle movements attracted to the site or have a material impact on the highway network. Subject to a condition requiring improved visibility to the south of the existing access, the development is not considered to have a material impact on highway safety. The proposal is considered to comply with the Mid Devon Core Strategy (Local Plan Part 1) policies COR1, COR2 and COR18, DM1, DM2, DM10 and DM22 of the Local Plan Part 3 (Development Management Policies), and paragraph 55 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 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.

15/00604/FULL	2 Cockpit Hill Cullompton Devon EX15 1DF	Alterations to include formation of annexe to rear	PERMIT	DEL	15/06/2015
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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 first occupation of the annex hereby approved, two bicycle spaces shall be provided as shown on the approved plan EX477/PA/1002 B, the spaces shall remain available for such a use thereafter.
- 4 The existing slates shall be re-used on both the front and rear roof slopes, as shown on the approved plan EX477/PA/1002 B, any additional slates that are required shall match the existing slates.
- 5 The annex hereby approved shall be used for purposes ancillary to the use of the main dwelling only, and shall not be occupied as a separate dwelling.

### 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 availability for parking for bicycles to encourage the use of sustainable modes of transport in absence of a private vehicle parking space, in accordance with Policies DM8 of the Local Plan Part 3 (Development Management Policies) and COR9 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.
- 5 The submitted application has been considered on this basis only.

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

The proposed alterations and creation of an annex to be used ancillary to the main dwelling is considered acceptable, and respects the character, scale, setting and design of the existing dwelling; will not result in overdevelopment of the curtilage and will not have an adverse impact on the occupiers of neighbouring properties, and is therefore in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies). Due to the site being located within a town centre sustainable modes of transport including walking and cycling, as well as public transport are available; consequently the proposed available parking area is considered to be appropriate to serve the dwelling and its annex in accordance with Policies COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and DM8 of the Local Plan Part 3 (Development Management Policies), especially considering the availability of nearby car parks and the provision of two bicycle parking spaces for the annex. The site is located in the Cullompton conservation area, it is considered that the repair and upgrading of this building that is in poor condition will significantly improve and enhance the appearance of this part of the conservation area. As such, the proposed alterations are considered to have a positive impact on the street scene as well as the host building in accordance with 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 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.

15/00610/FULL	14 Peter Street Bradninch Exeter Devon EX5 4NX	Construction of vehicle access and hardstanding and part removal of garden wall	REFUSE	DEL	16/06/2015
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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 discussions with the agent. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

**Reasons**

- 1 In the view of the Local Planning Authority the proposed demolition of the boundary wall and associated works including the reconstruction of a wall and double gate in a recessed position within the existing garden of number 14, would not retain the currently afforded sense of enclosure along Peter Street, which would result in unacceptable harm to the local setting of the Bradninch Conservation Area, contrary to policy DM2, and DM27 of the Local Plan Part 3 (Development Management Policies). Furthermore there is insufficient justification to grant the proposed development under a wider presumption in favour of sustainable development, notably due to conflict with paragraph 134 of part 12 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00611/PNCOU	Oakwood Farm Cadeleigh Tiverton Devon EX16 8HR	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q(a) and (b)	PNP	DEL	19/06/2015

#### Reasons

- 1 In the view of the Local Planning Authority insufficient information has been provided to satisfactorily demonstrate that the complex of buildings can be converted into a single residential dwelling undertaking only allowable operations in accordance with Criterion Q1(i) and without incorporating any new structural elements. On this basis, therefore, it cannot be concluded that the proposals 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.

15/00612/OUT	Land at NGR 303818 111567 Muxbeare Lane Willand Devon	Outline for the erection of up to 5 dwellings	REFUSE	DEL	16/06/2015
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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 determination of the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

#### Reasons

- 1 In the opinion of the Local Planning Authority, insufficient information has been provided to demonstrate that there is no commercial interest in the use of the site for employment generating purposes. Accordingly the application is contrary to the requirements of policy DM21 (b) of Local Plan Part 3 (Development Management Policies). In addition, it is the opinion of the Local Planning Authority that insufficient information has been provided to demonstrate that the development of the application site for mixed use purposes that incorporate an employment-generating use would not result in a financially viable development. The application is therefore contrary to the requirements of policy DM21 (c) of Local Plan Part 3 (Development Management Policies).
- 2 In the opinion of the Local Planning Authority, the development of the site, sandwiched between existing employment development and an area allocated for employment development, accessed from a narrow rural lane and physically divorced from the existing pattern of housing development in the village would not represent the high quality or sustainable development required by policy DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework as it would be out of context with the spatial pattern of development in the village and would not be well integrated with surrounding buildings, streets, landscapes and uses.
- 3 The loss of hedgerow to create the proposed residential access and associated visibility splays will be to the detriment of this rural streetscene, contrary to Policy DM2 which seeks that new development makes a positive contribution to local character.
- 4 The proposed development site lies in an area of high archaeological potential. Archaeological investigations in advance of the construction of the industrial estate to the south demonstrated a concentration of prehistoric (Neolithic, Bronze Age and Iron Age) and Roman activity in this area. Documentary sources also suggest the presence of a medieval chapel at Muxbeare. Insufficient archaeological information has been provided to enable a sufficient understanding of the impact of the development upon any archaeological deposits, contrary to Local Plan Part 3 Policy DM27 and paragraph 128 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00618/FULL	Land at NGR 308730 108789 France Farm Blackborough Devon	Erection of two extensions to existing agricultural buildings and erection of lean-to and bulk feed hopper	PERMIT	DEL	18/06/2015

#### 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 agricultural building extensions and silo are considered to be reasonably necessary for the purposes of agriculture and by virtue of its scale, massing, design and siting is not considered to harm the living conditions of the nearby residents, of the character and appearance of the area. The site is located within the Area of Outstanding Natural Beauty but is not considered to detract from its character, appearance or other aspects of its natural beauty As such the proposal is considered to comply with Policies DM1, DM2, DM22 and DM29 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 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.

15/00627/FULL	Land and Buildings at NGR 284701 101897 (Merrifield Farm) Upton Hellions Devon	Erection of an agricultural building for the housing of free-range chickens	PERMIT	DEL	12/06/2015
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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 proposal is for the erection of a further building for the housing of free-range chickens on an existing enterprise. The siting, location and design of the building is such that it is not considered that the proposed development would harm the character and appearance of the landscape, visual amenities of the area and/or the living conditions of any nearby residential properties. Furthermore the proposals raise no traffic and/or transportation concerns. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable development within the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government policy as contained in the National Planning Policy Framework.

**Reasons**

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

15/00632/TPO	Southfield Southfield Drive Crediton Devon EX17 2ET	Application to crown reduce 1 Hornbeam by 1.5m on garden side, fell 1 Red Cedar tree and 1 Plum Cherry tree protected by Tree Preservation Order No. 99/00007/TPO	PERMIT	DEL	17/06/2015
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**Conditions**

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Fell T1 - Western Red Cedar. b) Crown reduce Hornbeam by up to 1.5m cuts around 30mm diameter. c) Fell group 3 (part of W32 in TPO) small clump of Laurel and Plum Cherry.

**Reasons**

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00636/PNCOU	High View Farm Ashill Cullompton Devon EX15 3NS	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q(a) and Q(b)	PDA	DEL	17/06/2015

#### Conditions

- 1 Prior to the first occupation of any part of the building subject to this application as a dwellinghouse, the attached agricultural buildings and all resultant materials shall be removed from the site in accordance with drawing MAREK/01/15-12A 'Proposed demolitions' dated June 2015 and received by the Local Planning Authority on 14th June 2015.

#### Reasons

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

15/00638/FULL	9 Saxon Close Crediton Devon EX17 3DS	Erection of two storey extension to create a one-bedroom annex, playroom and garden store	REFUSE	DEL	19/06/2015
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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 discussions with the agent and 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

- 1 By virtue of the scale, mass and siting of the proposed extension it would have an over bearing impact on the neighbouring listed building such that it would harm the setting of the listed building and the adjacent Crediton Conservation Area and is therefore contrary to Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 2 The scale of the proposed extension, with the building mass situated in front of the principle elevation of the existing property, is considered to be over bearing upon the character and appearance of the existing property and its setting and is considered to be contrary to the following Policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

15/00641/FULL	Land and Buildings at NGR 288700 110846 (Windmill Farm) Pennymoor Devon	Erection of general purpose agricultural building	PERMIT	DEL	16/06/2015
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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.

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 agricultural building by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings, and is deemed to be reasonably necessary for the purposes of agriculture. As such the proposal is considered to comply with COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

<b>15/00649/FULL</b>	Wootton Top Farm Bow Crediton Devon EX17 6LD	`Erection of a livestock and general purpose agricultural building	PERMIT	DEL	15/06/2015
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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 livestock and general purpose agricultural building is considered acceptable. The proposed agricultural building will provide space to house and feed cattle and store hay/straw, machinery and fodder in a purpose built building which will operate with existing agricultural buildings of a similar siting, layout and scale on the site. Whilst the proposed agricultural building will be visible from outside the site, it will be viewed within a rural landscape adjacent to other buildings of a similar size, scale and design and is therefore not considered to have an adverse impact on the local landscape character and visual amenities of the area. The application scheme raises no transport and/or access issues which raise concern. On this basis 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 the decision in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00657/FULL	16 Court Drive Cullompton Devon EX15 1AX	Erection of a side extension to include enlargement of garage	PERMIT	DEL	15/06/2015
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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 side extension/increase in size to the existing garage by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Local Plan Part 3 (Development Management Policies) DM2 and DM13 and Government guidance 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, 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.

15/00663/FULL	Great Heale Yeoford Crediton Devon EX17 5HA	Replacement of kitchen extension roof and formation of glazed link between dwelling house and stable building	PERMIT	DEL	19/06/2015
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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.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		The roof covering of the development hereby permitted shall be of natural slate, a sample of which shall be submitted to, and be approved in writing by, the Local Planning Authority prior to its use on the building(s). Such approved slate shall be so used and retained.			
4		Within 3 months of the date of this permission shall begin until working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.			
5		Within 3 months of the date of this permission working details to scale 1:50 of the proposed walkway and spiral stairs shall be submitted to and approved by the Local Planning Authority. Installation of the walkway and stairs shall be in accordance with these approved details and be so retained.			
6		The proposed roof light to the new kitchen window shall be fitted flush with the surface of the slate on the roof slope.			
7		Unless otherwise agreed in writing by the Local Planning Authority, any new rainwater goods shall be in cast aluminium or cast iron and painted.			
8		With 3 months of the date of this permission full details of the glazing system, including colour, for the glazed link shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the glazing will not cause distorted reflections. Installation of the glazing system shall be in accordance with these approved details and be so retained.			
9		Within 3 months of the date of this permission full details of the proposed repairs or reconstructions or pointing of any external or internal walls shall be submitted to and approved by the Local Planning Authority. This work shall be carried out in accordance with these approved details and be so retained.			
10		Within 3 months of the date of this permission full details of the proposed repairs to existing external joinery shall be submitted to and approved by the Local Planning Authority. The existing joinery shall not be discarded without the prior approval of the Local Planning Authority to demonstrate that the glazing will not cause distorted reflections. This work shall be carried out in accordance with these approved details and be so retained.			
11		Within 3 months of the date of this permission full details of the proposed repairs to existing external joinery shall be submitted to and approved by the Local Planning Authority. The existing joinery shall not be discarded without the prior approval of the Local Planning Authority. This work shall be carried out in accordance with these approved details and be so retained.			
12		The mitigation works contained in the Devon Wildlife report No. 14/2746 dated March 2015 shall be implemented and completed in accordance with the requirements of those reports.			

### 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 a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed building and to comply with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (development Management Policies) and National Planning Policy Framework.
- 4 To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework.			
7		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
8		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
9		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
10		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
11		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
12		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework in order to prevent harm to protected species.			

### Reasons

The proposed alterations to the kitchen roof and the creation of the glazed link will not result in significant harm to the historic fabric or setting of the listed building and the public benefits of achieving good circulation in the house to ensure its future proper upkeep. On this basis the proposal is considered to be acceptable in accordance with the following policies: Mid Devon Core Strategy (Local Plan 1) COR2 and COR18 of the Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13 and DM27.

### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application positively 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>15/00665/FULL</b>	Greenfield Chawleigh Chulmleigh Devon EX18 7HA	Erection of a conservatory	PERMIT	DEL	17/06/2015
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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.

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 conservatory, in terms of its scale, design and position at the rear of the property is not considered to dominate the host dwelling and is considered to be acceptable. The conservatory is considered to respect the character, scale, setting and design of the existing dwelling. 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. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

**Reasons**

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

15/00684/FULL	5 The Square Uffculme Cullompton EX15 3AA	Formation of roof terrace to include the erection of access building, parapet wall and railings	PERMIT	DEL	18/06/2015
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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 guard railing shown on Drawing 15/DUN/02, details/samples of the proposed material/s shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved material/s and shall be so retained.
- 4 Before the development hereby permitted is first brought into its permitted use, the first floor window on the north west elevation of the access/kitchenette building shall be non-opening, glazed with translucent glass, and be so retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the character and appearance of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 To safeguard the privacy of the occupiers of neighbouring properties in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed development by virtue of its overall scale, massing, design and location is not considered to demonstrably harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the host dwelling or its surroundings. As such the proposal considered to comply with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Local Plan Part 3 (Development Management Policies). The site is located within the Uffculme Conservation Area and the property subject to the application is attached to a Grade II Listed Building which is affected by the proposed roof alterations. The proposal is considered conserve the character, setting and local distinctiveness of the heritage assets in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) 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 pre-application 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.

15/00685/LBC	5 The Square Uffculme Cullompton Devon EX15 3AA	Listed Building Consent for alterations to roof to form roof terrace to include the erection of access building, parapet wall and railings	PERMIT	DEL	18/06/2015
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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 on the 28th April 2015.

**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.

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

The proposed alterations 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 Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1), National Planning Policy Framework Paragraphs 132 and 134, and Policy DM27 of the Local Plan Part 3 (Development Management Policies).

15/00689/FULL	8 Orchard Way Willand Cullompton Devon EX15 2SG	Erection of a first floor extension and replacement of existing conservatory roof, windows and frame on existing masonry plinth	PERMIT	DEL	18/06/2015
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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 extension and alterations 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. As such the proposal is considered to comply with Mid Devon Local Plan Part 3 Development Management Policies DM2, DM13 and Government 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 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.

15/00696/FULL	1 Manning Avenue Cullompton Devon EX15 1QE	Erection of a fence	PERMIT	DEL	18/06/2015
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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.

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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 fence by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

**Reasons**

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

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15/00697/FULL	Blandings Bickleigh Tiverton Devon EX16 8RH	Erection of two storey and single storey extensions	PERMIT	DEL	17/06/2015
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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 extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of 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. 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
15/00702/FULL	Beech Hayes Huntsham Tiverton Devon EX16 7NE	Erection of a conservatory and external cladding of existing garage	PERMIT	DEL	17/06/2015

#### 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 with policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy Guidance.

#### 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.

15/00714/FULL	Pertelote Bradleigh Down Calverleigh Tiverton Devon EX16 8BH	Change of use of holiday let to dwelling	PERMIT	DEL	16/06/2015
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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 current proposal is acceptable in that whilst it is not considered that the location would be one where a new dwelling would generally be permitted, the building was firstly a conversion of an existing rural building and secondly the existing holiday let business has been demonstrated to be no longer viable. The holiday let is capable of being used as a dwelling and has existing parking and amenity space facilities. Taking into account the presumption in favour of sustainable development, it is not considered that there material considerations that would prevent planning permission being granted. The proposal is considered to comply with the requirements of relevant policies: DM1, DM2 and DM8 of the Local Plan Part 3 (Development Management Polices) and the National Planning Policy Framework.

**Reasons**

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

<b>15/00726/FULL</b>	Land and Buildings at NGR 295243 122092 (Plot 4) School Close Bampton Devon	Erection of a dwelling with single storey garden room to rear and link to garage (Revised scheme)	PERMIT	DEL	16/06/2015
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**Conditions**

- 1 The date of commencement of this development shall be taken as the 1 May 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 development shall be carried out in accordance with the Arboricultural Statement received by the Local Planning Authority on 22 June 2011 under reference 11/00052/MFUL
- 4 Surface water drainage shall be provided in accordance with details approved under application reference 11/00052/MFUL.
- 5 The development shall be carried out in accordance with the details of the Phase III remediation strategy received 30 April 2012 under application reference 11/00052/MFUL. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and approved in writing by the Local Planning Authority.
- 6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and approved in writing by the Local Planning Authority.
- 7 A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the approving in writing of the Local Planning Authority. Following completion of measures identified in the approved monitoring and maintenance scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and approved in writing by the Local Planning Authority.



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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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8 The protected species mitigation recommendations detailed in the submitted PLANeco Bat Survey dated November 2010 shall be incorporated into the development in accordance with the timescales indicated on the reports. This shall include the provision of a replacement bat roost within the attached garage hereby permitted (known as the bat roost building). The sarking boards and slates from the disused school buildings shall be stripped and reused in the bat roost building in accordance with details within the submitted Bat Survey. Once provided, the bat mitigation features shall be permanently so retained.

#### Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development makes a positive contribution to the character and appearance of the area in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To prevent an increase in flooding downstream of the site in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon local Plan Part 3 (Development Management Policies).
- 5 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure the protection of species and habitats in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

The current proposal is acceptable in that the revised design of the dwelling on Plot 4 is considered to be an acceptable design in keeping with the remainder of the development and not to detract from the visual qualities of the approved development and the area, or lead to any unacceptable loss of privacy or amenities for neighbouring occupiers. Subject to reimposing various conditions attached to the original decision notice, in particular in respect to the provision of a replacement bat roost on the site, the development is considered to remain in compliance with the requirements of relevant policies: COR2, COR11 and COR16 Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM3, DM7, 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 pre application discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00727/TPO	15 Pomeroy Road Tiverton Devon EX16 4LX	Application to fell one Fir tree protected by Tree Preservation Order No. 4/52/04/TP1	PERMIT	DEL	18/06/2015

#### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Fell Pine Tree
- 4 The tree that is to be removed shall be replaced by *Pinus sylvestris* specified as 100cm tall supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations The tree is planted within 5 metres of the location of the felled tree, or other such size, species and location as may be agreed in writing by the Local Planning Authority. The replacement tree must be planted within the next growing season. A further replacement will be provided accordance with the above specification should they be damaged, uprooted, destroyed or die.

#### Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 4 In the interests of replacing the amenity lost by the removal of the tree.

#### Reasons

Considering the above points, works as set out in the application are unlikely to cause harm to local amenity of the area which is supported by the trees potentially dangerous and poor condition.

15/00800/PNAG	Land at NGR 300459 103605 (Park Farm) Kensham Avenue Bradninch Devon	Prior Notification for the erection of an agricultural storage building	APA	DEL	19/06/2015
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#### Reasons

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