

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01303/FULL	Land at NGR 07117 120011(Greenham Reach) Holcombe Rogus Devon	Variation of Conditions 1, 4 and 5 of planning permission 11/02007/MFUL to allow revised drawings for the communal barn and on-plot agricultural building, revisions to the site access and to allow the provision of passing bays by the end of February 2015	PERMIT	DEL	26/06/2015

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: L-01 C (site location plan); L-02 C (site plan and block plan); L-03 revision A (barn elevations and floor plan); L-05 (dwelling elevations and floor plan); L-09 (landscape plan); L-07 revision A (Proposed new road junction & visibility splays); H100 revision C (passing bay - general arrangement), L-10 (dairy goat house side elevation), L11 (dairy goat house rear/front elevation), L-12 (dairy goat house plan). Notwithstanding drawing L-02 C (site plan and block plan) this planning permission does not permit the erection of a hay and tractor barn on the site of plot C.
- 2 The provision of the communal barn and solar PV array, the landscaping scheme, the provision of the W.E.T waste treatment facilities and the provision of the composting toilets shall be carried out in accordance with the approved timetable discharged by letter from the Local Planning Authority on 22nd November 2013 in relation to planning permission reference 11/02007/MFUL.
- 3 The occupation of the temporary dwelling hereby permitted shall be limited to persons solely or mainly employed in the agricultural business operated on Plot C or a widow or widower of such a person, together with their spouse or partner and any resident dependants.
- 4 No other part of the development hereby permitted shall begin until Visibility splays have been laid out and constructed in accordance with drawing L-07 revision A (Proposed new road junction & visibility splay) and For a minimum of its first 4.5m back from the nearside edge of the carriageway the site access road, including the bellmouth radii, has been hard-surfaced and drained in accordance with details first submitted to an approved in writing by the local planning authority. The visibility splays and access road shall thereafter be retained in accordance with the approved details at all times. Any site access gates shall be set back a minimum of 4.5m from the nearside carriageway edge and shall be hung to open inwards only.
- 5 No later than 28th February 2015, two passing bays shall be provided on the site ownership frontage with the public highway in accordance with the approved plans and one of these passing bays shall comprise the existing access to the site. Once provide the passing bays shall thereafter be retained in accordance with those approved details.
- 6 A riparian buffer of 6m from the river edge, when it is at the top of its typical river range (1.09m) shall be retained at all times to prevent disturbance to otters on the River Tone.
- 7 When the temporary dwelling hereby permitted ceases to be occupied by persons specified in condition 4 above, or by 18th April 2018, whichever is the sooner, the dwelling shall be removed, and the land restored to its former condition, in accordance with a scheme of work which has first been submitted to and approved in writing by the local planning authority.
- 8 If Plot C (the subject of this permission) should be amalgamated with either Plot A (the subject of Appeal Ref APP/Y1138/A/12/2181808) or Plot B (the subject of permission ref. 14/01027/FULL) or both of them, so as to constitute one holding, only one temporary dwelling shall be permitted to remain on the amalgamated site and the other(s) shall be removed from the land within 6 months of the date that the amalgamation of the plots occurred, in accordance with a scheme of work which has first been submitted to and approved in writing by the local planning authority.

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Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure the provision of communal facilities and landscaping in a timely manner.
- 3 The site is located outside defined settlement limits in the countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work, in accordance with policy COR18 of Core Strategy (Local Plan Part 1), DM10 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 In the interests of highway safety in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 In the interests of highway safety in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 6 To prevent disturbance of the habitat of otters, a protected species.
- 7 To reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity, in accordance with policies DM2 and DM10 of Local Plan Part 3 (Development Management Policies).
- 8 To ensure that residential accommodation amounts to only one dwelling per plot.

Reasons

The delay in the timing of the highway works to provide the passing bays is necessitated by the need to ensure the habitat of protected species is not harmed during the removal of hedgerow and by the requirements for a road closure order and these reasons are considered to justify the variation of condition 6. In all other respects, the application continues to remain acceptable and accords with the requirements of Policies COR1, COR2, COR5, COR9 and COR18 of Core Strategy (Local Plan Part 1), policy AL/IN/6 of the Allocations and Infrastructure Development Plan Document and DM2, DM10 and DM22 of Local Plan Part 3 (Development Management Policies).

Reasons

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

14/02139/FULL	Bridwell Park Uffculme Cullompton Devon EX15 3BU	Change of use of pool room to function room (Use Class D2), use of Chapel for the holding of functions (D2), provision of additional parking areas and the conversion of garages into additional accommodation (Revised Scheme)	PERMIT	DEL	25/06/2015
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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.

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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 Before their installation, details of any external lighting shall first have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- 4 The operation of the venture hereby approved shall be carried out at all times in accordance with the details contained within the appendices of the Design, Access and Heritage Statement prepared by pdm Design Ltd dated 3rd December 2014.
- 5 The proposed timber posts and rope fencing (or other such demarcation as agreed in writing by the Local Planning Authority) together with the car park management signs shall be erected prior to the holding of any event but shall only be erected on the day of an event and shall be removed immediately after the cessation of that event. Thereafter, the car parking area shall return to its use as a deer park.
- 6 Daytime Music Noise Level (09.00am - 23.00pm) shall not at the boundary of any noise sensitive premises exceed the background noise level identified in section 7 of the Soundguard acoustics report (reference 90261/0.1, received by the Local Planning Authority on 15th May 2015) by 15dB(A) over a fifteen minute period throughout the duration of any concert or event held at the application site, paying particular attention to the low frequency content of the music level (63Hz and 125Hz octave frequency bands). Night-time Music Noise Level (23.01pm - 08.59am) shall not at 3.5m from the facade of any noise sensitive premises exceed 40 dB(A) over a five minute period (LAeq) throughout the night-time duration of the event, paying particular attention the low frequency content of the music level (63Hz and 125Hz octave frequency bands).

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 rural character and appearance of the area in support of Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 For the avoidance of doubt and in the interests of proper planning.
- 5 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM27.
- 6 To safeguard the amenities of the occupiers of the building in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).

Reasons

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The National Planning Policy Framework is a material consideration and has been taken into account as part of the assessment of these proposals. It is the opinion of the Local Planning Authority that the proposed D2 use of the Chapel and pool room is an appropriate use of this heritage asset in this location, subject to a number of conditions that seek to maintain reasonable living conditions of nearby residential properties. Adequate provision is included for the safe entrance, egress, parking and turning of vehicles. In these respects the application accords with the requirements of Policies COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM7, DM8, DM20 and DM24 of Local Plan Part 3 (Development Management Policies). The proposed alterations are not a vital part in establishing the building's special interest. They would not result in the loss of significant historic fabric and the proposed alterations are not considered to have an adverse impact on the special interest of the Grade I listed principle building, the Grade II* listed buildings and the Grade II registered historic parkland 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).

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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 pre-application discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

14/02140/LBC	Bridwell Park Uffculme Cullompton Devon EX15 3BU	Listed Building Consent for internal alterations to the main house and for internal and external alterations to the stable block and garages to provide additional living accommodation (Revised Scheme)	PERMIT	DEL	25/06/2015
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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 and with the details contained within the submitted Design, Access & Heritage Statement with regard to the location of the fire alarm system and the means of escape and fire protection measures to existing doors.
- 3 Before their installation, details of the proposed ventilation and additional pipework for drainage works to the Stables shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM13 and DM27.

Reasons

The proposed alterations are not a vital part in establishing the building's special interest. They would not result in the loss of significant historic fabric and the proposed alterations are not considered to have an adverse impact on the special interest of this Grade I, the Grade II* listed buildings and the Grade II parkland 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00343/FULL	Land and Building at NGR 288026 103704 (Town Living) Stockleigh Pomeroy Devon	Conversion of redundant agricultural building to dwelling	PERMIT	DEL	22/06/2015

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 works shall be carried out in accordance with the Provisional Specification and Sequence of Works ('the schedule') submitted by the Structural Engineer (dated 5th June 2015) and such works shall in addition include measures to provide protection for the building against weather during the progress of the works. Any changes to the agreed schedule shall be first agreed in writing by the Local Planning Authority.
- 4 Notwithstanding the requirements of Condition 3, above, the external surfaces of the building hereby permitted shall be of materials and details to match those of the existing building, and shall include the reuse of salvaged materials. Details or samples of any new materials shall be first submitted to and approved in writing by the Local Planning Authority before their use on the building and shall thereafter be so retained.
- 5 All rainwater goods shall be of cast iron or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation and shall be so retained.
- 6 The visibility splays shown on the approved plan shall be constructed prior to the first occupation of the dwelling hereby permitted. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level and such visibility splays shall be so retained.
- 7 Any gates provided shall be hung to open inwards only and shall be set back a minimum distance of 6 metres from the edge of the adjoining highway carriageway, and thereafter be so retained.
- 8 The existing access shall be permanently closed to vehicular traffic within one calendar month of the permitted access first being brought into use. Details of the means of closure shall be first submitted to and be approved in writing by the Local Planning Authority, and thereafter shall be so implemented before the occupation of the dwelling hereby permitted.
- 9 No other new access, pedestrian or vehicular, shall be formed to or from the site without the prior written approval of the Local Planning Authority.
- 10 The area allocated for access, parking and turning on the approved plan, shall be properly consolidated, surfaced and drained and such that the first 6 metres of the access track from the highway shall be of a compacted or tarmacadam material, and in accordance with details that shall be first submitted to and approved in writing by the Local Planning Authority. Such works shall be implemented before the first occupation of the dwelling hereby permitted, and thereafter shall be retained for the parking of vehicles in connection with the approved development.
- 11 No development shall begin until working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority prior to their installation in the building. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 12 All soil pipes shall be provided within the building unless the written agreement of the Local Planning Authority is received to any variation thereto.
- 13 All services to the building shall be placed underground.
- 14 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (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 the enlargement of the dwellinghouses, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

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- 15 The development hereby approved shall be carried out in accordance with the recommendations for wildlife enhancement measures as set out in Section 6 and accompanying Appendices of the EcoLogic Consultant Ecologists LLP Survey Report dated May 2014.
- 16 Before the dwelling hereby approved is occupied, a scheme of planting of trees and shrubs, including to newly formed hedgebanks, and which shall include details of the species, siting and numbers to be planted, shall be first submitted to and approved in writing by the Local Planning Authority. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development (or phase thereof), 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.
- 17 No external lighting is permitted without the submission of details to and the prior approval of the Local Planning Authority prior to its installation.

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 safety and stability of the building during conversion and in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 5 For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 6 In the interests of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 7 In the interests of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 8 In the interests of highway safety and the visual amenity of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 9 In the interests of highway safety and the visual amenity of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 10 In the interests of highway safety and the visual amenity of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 11 In the interests of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policies DM2, DM8 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 12 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 13 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 14 To safeguard the character and appearance of the building and the character and appearance of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15		To safeguard the character and appearance of the building and the character and appearance of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).			
16		To ensure the development does not cause harm to any European Protected Species and mitigate possible impacts upon local wildlife in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			
17		In the interests of avoiding light pollution in this area of countryside and to safeguard the character and appearance of the building and the character and appearance of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed conversion of the redundant barn at Town Living, Stockleigh Pomeroy, is considered to be acceptable. It has been demonstrated that the application building can be converted without significant alteration, extension or re-building. The design will retain and enhance the building's traditional rural character and there is no evidence to suggest that the proposals would result in harm to nature conservation interests in the area. The scope of the alterations to the building, and the creation of the curtilage as proposed are considered to be respectful to the character of the building and the site surroundings and such that there will be no harm to the street scene, any heritage assets or to the wider landscape. The proposals raise no flood risk, or highway issues. It is also not considered that the proposal will adversely affect the residential amenities of the surrounding area. As such, it is considered that the proposed development, subject to conditions, is in accordance with Policies COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8, DM11, DM15 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 various site visits. 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.

15/00352/FULL	Land and Buildings at NGR 304595 116820 Goldsmoor House Westleigh Devon	Conversion of redundant barn to residential dwelling	PERMIT	COMM	25/06/2015
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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 No development shall begin until a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works.
- 4 No other part of the development shall be commenced until the access, parking and turning areas have been provided, in accordance with details that shall first have been submitted to, and been approved in writing by, the Local Planning Authority. Following their provision these facilities shall be so retained.
- 5 Prior to their use a detailed schedule and specification of all external materials and finishes (including windows and external doors, roof tiles, gutters, downpipes, soffits etc) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		Prior to installation on the building, details and plans shall be submitted and approved in writing by the Local Planning Authority of the positions, colour and material of any soil and vent pipes that appear externally.			
7		The proposed roof lights shall all be fitted to be flush with the roof plane.			
8		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1, or Classes A, B, of Part 2 of Schedule 2, relating to the erection of extensions, the insertion of additional windows or doors, including to the roof and the insertion of rooflights and dormers, the provision of a porch, the provision of outbuildings, pools or containers for domestic heating purposes for the storage of oil, bio fuel or LPG, the installation of a chimney or flue, hard-surfaces and means of access 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 safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM14.
- 4 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policies DM1 and DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM14.
- 6 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM14.
- 7 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM14.
- 8 To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM14.

Reasons

The scheme would make use of an existing building which due to the amended design incorporating a pitched roof would result in an improvement to the amenity of the area. In this respect the current scheme was considered acceptable in contrast to the previous application.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00374/FULL	Land and Buildings at NGR 308268 107308 (Orway Crescent Farm) Kentisbeare Devon	Change of use of agricultural building to dwelling	PERMIT	DEL	23/06/2015

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 required to secure the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works.
- 4 Prior to their use a detailed schedule and specification of all external materials and finishes (including windows and external doors, roof tiles, gutters, downpipes, soffits etc) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1, or Classes A, B, of Part 2 of Schedule 2, relating to the erection of extensions, the insertion of additional windows or doors, including to the roof and the insertion of rooflights and dormers, the provision of a porch, the provision of outbuildings, pools or containers for domestic heating purposes for the storage of oil, bio fuel or LPG, the installation of a chimney or flue, hard-surfaces and means of enclosure, gates, fences and walls etc and means of access shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 6 The proposed roof lights shall all be fitted to be flush with the roof plane.
- 7 Prior to installation on the building, details and plans shall be submitted and approved in writing by the Local Planning Authority of the positions; colour and material of any soil and vent pipes that appear externally.

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 safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM14.
- 4 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM14.
- 5 To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM14.
- 6 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM14

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7 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM14

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. The proposed conversion of this disused barn to a dwelling is on balance acceptable in principle, given the location of the site adjacent to other buildings. In addition the conversion will provide an enhancement to the area within the setting of the Blackdown Hills Area of Outstanding Natural Beauty and the building itself is in compliance with the National Planning Policy Framework Paragraph 55. The scope of the works and overall design is appropriate for the existing building and adjacent buildings. The proposed works will not result in loss of any significant fabric and although it will inevitably have an impact on the character of the building, this is, on balance, considered to be reasonable in the context of the policy considerations. There are no highway issues to consider and adjacent property will not be adversely affected by the proposal. Therefore, the proposal is in accordance with the Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2 and COR3, the Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8, DM11, DM14 and DM29, Policy AL/IN/3 of Allocations and Infrastructure Development Plan Document (Local Plan Part 2) 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 pre-application discussions 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.

15/00522/TPO	The Mews Deep Lane Crediton Devon EX17 2BY	Application to crown reduce 1 Beech tree by 3 metres protected by Tree Preservation Order 88/00002/TPO	PERMIT	DEL	26/06/2015
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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) Crown reduction of up to 1.5 metres but only with the permission of the tree owner b) Overhanging branches pruned back to the boundary.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The tree is a mature Beech tree situated in an elevated position. The proposed works, a crown reduction of 3m is not considered to be sufficiently justified and is considered to harm the contribution that the tree makes to the character of the local area. The Local Planning Authority consider that a crown reduction of up to 1.5m would be acceptable and 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.

15/00554/FULL	Old Frogmire Crediton Devon EX17 4EA	Erection of a parking barn and a garden stone wall	PERMIT	DEL	24/06/2015
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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 proposal for the erection of a parking barn at Old Frogmire, Crediton is considered to be acceptable in principal. The scale and design of the proposed barn, including the material palette, is considered to be appropriate to the location and would not harm the character and appearance of the surrounding area. Given its siting and the separation distance to the neighbouring properties it is not considered that there would be any significant adverse impact upon the amenity of occupants of any neighbouring properties. The provision of a stable within part of the building is not considered likely to result in an unacceptable adverse increase in traffic on the local highway network. The proposal 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, DM13 and DM23 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

15/00580/FULL	Woodrow Farm Smithincott Cullompton Devon EX15 3DQ	Erection of extension to existing agricultural building	PERMIT	DEL	24/06/2015
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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

Proposed is the erection of an extension to an existing agricultural building at Woodrow Farm, Smithincott. The proposed extension to this existing building is considered reasonably necessary to support the agricultural activity on the farm, increasing the productivity of the existing dairy unit. The overall design and scale of the building is acceptable given its context and it is not considered that it would adversely affect the visual amenities of the area. Given the sites location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor will the development have an unacceptable adverse traffic impact on the local road network. As such the proposal is considered to comply with policies 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 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.

15/00597/FULL	Oaklands East Village Crediton Devon EX17 4BY	Erection of single-storey extension following demolition of existing garage and porch, and retention of raised height of chimney on eastern gable wall	PERMIT	DEL	24/06/2015
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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 No development shall begin until details/samples of the materials to be used for all the external surfaces of the buildings have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 All residue materials resulting from the demolition of the garage and porch, 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.
- 5 The enhancement measures in respect of bat box provision, as set out in Section 8 of the Ecological Appraisal report by Tarka Ecology, dated 8 December 2014, shall be implemented within 12 months of the date of this consent and thereafter be so retained.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13, DM27
- 4 To safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of 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 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 is considered to comply with policies, COR2 of Mid Devon Core Strategy (Local Plan Part 1), DM/2, DM/13 and DM/27 of 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 applications discussions with Conservation Officer 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.

15/00599/LBC	Oaklands East Village Crediton Devon EX17 4BY	Listed Building Consent for the erection of a single-storey extension following demolition of existing garage and porch, raising of height of chimney on eastern gable wall, and internal alterations	PERMIT	DEL	24/06/2015
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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 No development shall begin until details/samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and 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 works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13, 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 COR2 of Mid Devon Core Strategy (Local Plan Part 1), National Planning Policy Framework paragraphs 132 and 134, and DM/27 of Local Plan Part 3 (Development Management Policies). There are no other material considerations to militate the grant of planning permission and condition approval is recommended.

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
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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.

15/00626/LBC	Trucklegate Cottage Uplowman Tiverton EX16 7LX	Listed Building Consent for the installation of 4 replacement windows and the renovation of 5 windows on the South elevation	PERMIT	DEL	24/06/2015
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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 Notwithstanding those details outlined in the application, the windows shall have a painted finish, and not be oiled or stained.
- 4 The replacement windows hereby approved shall not have trickle vents.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to preserve the special character and appearance of the listed building, and to achieve a visual appearance commensurate with the style of windows in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 In order to preserve the special interest, character and appearance of the listed building.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works are considered to be justified, acceptable and in keeping with the special interest of the building. The works will not cause harm to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Plan Document) and the National Planning Policy Framework.

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.

15/00644/FULL	Land at NGR 290687 105836 (The Linhay, Pitt Farm) Cadbury Devon	Change of use and conversion of agricultural storage building to holiday cottage	PERMIT	DEL	25/06/2015
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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 holiday let unit shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up to date register of the names of all occupiers of the holiday let unit, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is in the countryside outside defined settlement limits where permanent dwellings with unrestricted occupation without special justification would be contrary to planning policy, however, holiday let development where a countryside location has been justified is considered to be in accordance with policy DM24 of the Mid Devon 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 it has been demonstrated that the proposal has justified a countryside location, will re-use an existing building and will have an acceptable impact on the visual qualities of the area and on highway safety. Adequate parking and amenity space for the holiday makers is to be provided. In addition, it is not considered that the proposal would lead to an unacceptable loss of privacy or amenity for neighbouring occupiers. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8 and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

15/00648/FULL	Land at NGR 313096 112069(Rodleigh Farm) Hemyock Devon	Erection of a building to provide retail/office and storage facilities	PERMIT	DEL	24/06/2015
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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 No retail sales shall be carried out on any part of the application site.
- 4 The Office, store and display areas proposed as shown on the approved drawing 903 Rev 0 (Date stamped 21 APR 2015) shall be used as one unit for purposes ancillary to the primary use of the application site for a single enterprise employment use as approved under planning permission reference 13/00941/FULL and shall not be let, sold or occupied other than in conjunction with the employment use of the application site as approved under planning permission reference 13/00941/FULL.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The Local Planning Authority wishes to control the matter referred to, to ensure that a more intensive or large-scale retail use does not become established in an unsustainable location, outside settlement limits in the open countryside and to safeguard the amenity of the area.
- 4 To prevent an unsustainable proliferation of separate business uses which would increase car travel in the open countryside.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed development is justified in principle given the existing employment use at the site and the use, design, scale, massing, and location are deemed to be appropriate for the rural setting without harm to the privacy or amenity of any neighbouring occupiers, or the surroundings. As such the proposal is considered to comply with COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), policies DM2, DM8, and DM20 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. The site is located within the Blackdown Hills Area of Outstanding Natural Beauty but the development is not considered to detract from the character, appearance or other aspects of its natural beauty, and the proposal therefore complies with policies COR2 of the Core Strategy (Local Plan Part 1) and DM29 of the Local Plan Part 3 (Development Management Policies). Planning permission is hereby granted, subject to conditions.

Reasons

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

15/00658/FULL	The Coach House Kentisbeare Cullompton Devon EX15 2AP	Conversion of loft and installation of velux windows	PERMIT	DEL	23/06/2015
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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 conversion of loft and installation of roof lights by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00659/FULL	135 High Street Crediton Devon EX17 3DU	Installation of ATM	PERMIT	DEL	24/06/2015

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 current proposal is acceptable in that the installation of the cash machine is not considered to have an adverse visual impact on the building or on the Conservation Area and no material impact on the privacy or amenities of neighbouring properties or on road safety. The proposal is considered to comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM27 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 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.

15/00660/LBC	The Coach House Kentisbeare Cullompton Devon EX15 2AP	Listed Building Consent for conversion of loft and installation of velux windows	PERMIT	DEL	23/06/2015
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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 new roof lights are to be conservation type and fitted flush to the roof.
- 4 The removed door and architrave to provide for the siting of the new staircase is to be re-used within the proposed new opening on the first floor and thereafter retained, unless otherwise agreed in writing with the Local Planning Authority (to include details of a new door and/or architrave which shall also have been agreed in writing with the Local Planning Authority prior to their installation).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the works, in order to safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the works, in order to safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. The proposed works will provide natural light into the proposed roof void conversion and the other minor alterations proposed will not cause harm to the Listed Building. The application therefore complies with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1), Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

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.
- 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.

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.

15/00670/FULL	Earth Gallery Flowers Newton Square Bampton Tiverton Devon EX16 9NS	Change of use from Class A1 (Shop) to Class C3 (dwelling) to include erection of single storey extension and raising roof	PERMIT	DEL	24/06/2015
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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 roof covering on the replacement dual pitched roof and the lean-to rear extension hereby permitted shall be a graphite colour natural slate. Such approved slate shall be so used and retained.
- 4 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 described in Classes A, B, C, D and E of Part 1 of Schedule 2 (which includes enlargement, improvement or other alteration to a dwellinghouse including porches, sheds, greenhouses, huts and oil storage tanks) shall be undertaken on the premises, unless the prior written consent of the Local Planning Authority has been obtained.

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 materials appropriate to the development in order to safeguard the character and appearance of the building and the conservation area in accordance with DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 To safeguard the character and appearance of the building and conservation area in accordance with COR2 of the Core Strategy (Local Plan Part 1), DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The proposed change of use is considered to be sufficiently justified in principle and 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. On balance the absence of any dedicated parking provision is not deemed to warrant the refusal of the application given the town centre location with unrestricted parking in the immediate area where future occupants would also have good access to public transport. Furthermore, the replacement dual pitched roof in a natural slate finish is considered to both preserve and enhance the character of the Bampton Conservation Area. The proposal is supported by policies COR2, COR6, COR11 and COR16 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM14, DM16, DM21 and DM27 of the Local Plan Part 3 (Development Management Policies), and the National Planning Policy Framework. Planning permission is hereby granted subject to conditions.

Reasons

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

15/00673/ADVERT	Westcars of Tiverton 11 Blundells Road Tiverton Devon EX16 4DB	Advertisement Consent to display 3 illuminated fascia signs, 1 illuminated Totem sign, 1 illuminated entrance sign and 2 non-illuminated pole mounted directional signs	PERMIT	DEL	25/06/2015
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Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- 2 The proposed signage as set out on elevation 3 (the western elevation), drawing title - elevation 1, 2 &3, shall be non - illuminated at any time, for the duration of the development.
- 3 The proposed signage labelled as "B", Drawing title - Main Site Sign Range, shall be non - illuminated at any time, for the duration of the development.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.
- 2 To protect the amenity of the neighbouring dwelling in accordance with the TCP (Control of Advertisement) (England) Regulations 2007.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 To protect the visual amenity of the surrounding area in accordance with the TCP (Control of Advertisement) (England) Regulations 2007.

Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality which the site lays. The proposal is in accordance with government guidance in The National Planning Policy Framework and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

15/00677/FULL	The Hayloft Higher Haydon Washfield Tiverton Devon EX16 9RQ	Retention of change of use from live/work unit (sui generis) to residential accommodation (C3) and separate workshop (B1)	PERMIT	DEL	24/06/2015
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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 single storey Office/craft workshop identified on the Location Plan 1:1250 and Site Plan 1:500 shall be used solely in connection with the occupation of either the Hayloft, or Higher Haydon, and shall not be used for additional residential accommodation or let, sold or otherwise occupied independently of the dwellinghouses hereby specified.
- 4 Notwithstanding the provisions of Part 3 of Schedule 2 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) the single storey workshop identified on the Location Plan 1:1250 and Site Plan 1:500 shall be used solely for an office or craft workshop without retail sales and for no other purpose (including any other purpose within Class B1 of the schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the class in any statutory instrument revoking and re-enacting that order with or without modification).
- 5 Within the approved office and craft workshop, the operation of any machinery shall only be carried out between the hours of 8am and 6pm Monday to Friday and 9am to 5pm on weekends.
- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development of the types described in Classes A, B, C, D, E and G of Part 1 and Classes A and C of Part 2 of Schedule 2 (which includes enlargement, improvement or other alteration to a dwellinghouse including porches, sheds, greenhouses, huts oil storage tanks, fences and walls) shall be undertaken on the premises, unless the prior written consent of the Local Planning Authority has been obtained.
- 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 described in Classes F, G, H, J of Part 7 of Schedule 2 (which includes extension, alterations, hard surfaces or processes in connection with a B1 office or light industrial use) shall be undertaken on the premises, unless the prior written consent of the Local Planning Authority has been obtained.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To enable a flexible use as has been specified as necessary in accordance with DM1 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
4		Given the rural location of the site, and that the nature of the roads traffic generation should be kept to a minimum and a more intensive retail use would be likely to result in unacceptable traffic generation to and from the site, detrimental to enjoyment of the area's rural character.			
5		To ensure that the amenity of occupants of the Hayloft is preserved in accordance with COR2 of the Core Strategy (Local Plan Part 1).			
6		To safeguard the visual amenities of the area and character and appearance of the building in accordance with in accordance with COR2 of the Core Strategy (Local Plan Part 1) and Part 7 of the National Planning Policy Framework.			
7		To safeguard the visual amenities of the area, the amenity of future neighbouring occupants, and character and appearance of the building in accordance with in accordance with COR2 of the Core Strategy (Local Plan Part 1) and Part 7 of the National Planning Policy Framework.			

Reasons

On the basis of an agreed ancillary use in connection with the Hayloft and/or Higher Haydon, the proposal for the change of use from live/work (sui generis) to Residential (C3) and Office/workshop (B1), is not considered to harm the privacy or amenity of the occupiers of either dwelling, or its surroundings and would retain a more flexible office/workspace to be retained for those residing in the immediate vicinity. As such the proposal is deemed to comply with policies COR1, COR2, COR4 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1). Subject to conditions restricting the proposed use of the office/craft workshop there would not be adverse impacts outweighing the policy support for this application in accordance with DM1 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.

15/00679/FULL	35 Greenway Crediton EX17 3LP	Erection of two storey extension to the rear	PERMIT	DEL	24/06/2015
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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 obscure windows in the upper ground floor/first floor west and east elevations, as shown in the plans hereby approved, 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 In the interests of protecting the privacy and amenity of the adjoining property owners having regard to the requirements of policy DM2 and guidance in National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/00680/FULL	Skymoor Eastern Road Zeal Monachorum Crediton Devon EX17 6DF	Conversion of garage to additional living accommodation to include alterations to roof, external alterations to south and west elevations and provision of hardstanding for the parking of vehicles (Revised Scheme)	PERMIT	DEL	22/06/2015
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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 new off-street parking hereby approved being brought into use, it shall be hardened, surfaced and drained and thereafter so retained. The surface shall be of Tarmac or other material as shall previously have been first agreed in writing by the Local Planning Authority.
- 4 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme 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 In the interests of highway safety and also to safeguard the character and setting of the Conservation Area, having regard to Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed development by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, subject to condition, or the future amenities and services of the dwelling to be extended or its surroundings. The site is located within a Conservation Area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 of 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 negotiations, discussions, a site visit 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.

15/00699/FULL	1 St Margarets Close Hemyock Cullompton Devon EX15 3XJ	Erection of a two storey side extension and single storey extension to the rear with associated decking area	PERMIT	DEL	22/06/2015
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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 raised decking area by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The 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 DM2, DM13, DM14 and DM29 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00707/PNCOU	Land at NGR 288029 108621(West Upham) Cheriton Fitzpaine Devon	Prior notification for the change of use of an agricultural building to dwelling under Class Q(a) and (b)	APA	DEL	24/06/2015

Reasons

- 1 The proposed change of use of the building into dwelling/s as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

15/00717/FULL	Ashley Court Cottage Ashley Tiverton Devon EX16 5PD	Erection of garage building following demolition of existing	PERMIT	DEL	24/06/2015
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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 domestic carport/store hereby granted planning permission shall not be used for any purpose other than a purpose incidental to the enjoyment of the dwellinghouse currently known as Ashley Court Cottage and no independent trade or business shall be carried out therein or there from.

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 area in accordance with the Mid Devon Core Strategy (Local Plan 1) policy COR2, COR9 and COR18 and Mid Devon Local Plan Part 3: (Development Management Policies) DM2, DM8, DM13.

Reasons

The proposed store/car port building, by reason of its design, scale and appearance is considered to respect the character and appearance of the rural street scene. As such, the proposed development complies with Policy DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) together with the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00723/FULL	Restharrow Chawleigh Chulmleigh Devon EX18 7HT	Erection of a conservatory	REFUSE	DEL	23/06/2015

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions with 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 As a result of the design the proposed conservatory is considered to adversely impact upon the character and appearance of the existing dwelling and its setting. The material palette is not considered to be appropriate given the appearance of this converted barn, a non-designated heritage asset, defined by its stone walling and traditional appearance. It is considered that the design of the conservatory would not be in keeping with the character of the dwelling and the adjoining converted buildings and it would not provide a positive contribution to the local character. On this basis it is considered that the application proposal is contrary to the following policies; COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM27 of the Local Plan Part 3 and Government advice in the National Planning Policy Framework.

15/00738/FULL	35 Trafalgar Court Clay Lane Uffculme Cullompton EX15 3XL	Installation of 2 replacement windows	PERMIT	DEL	25/06/2015
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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 installation of two replacement windows at 35 Trafalgar Court, Clay Lane, Uffculme is considered acceptable in terms of design and proposed materials, and will conserve the appearance of the conservation area in which the property is located, in accordance with policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00758/FULL	Land and Buildings at NGR 311013 109790 Backwater Farm Bodmiscombe Blackborough Devon	Erection of an agricultural storage building	PERMIT	DEL	24/06/2015

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

Proposed is the erection of an agricultural storage building at NGR 311013 109790, Backwater Farm, Bodmiscombe. The proposed building is considered reasonably necessary to support the agricultural activity on the farm and the immediate agricultural community, allowing for the safe storage of the machinery used in conjunction with the site. The overall design and scale of the building is acceptable given its context and it is not considered that it would adversely affect the visual amenities of the area or the character, appearance, setting or other special qualities of the Area of Outstanding Natural beauty in which the site is located. Given the sites location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor will the development have an unacceptable adverse traffic impact on the local road network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM22 and DM29 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/00760/FULL	2 Valley View Morebath Tiverton Devon EX16 9AJ	Erection of two-storey extension	PERMIT	DEL	24/06/2015
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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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13

Reasons

The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies COR2 of Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM13 of 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 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.

15/00763/FULL	4 Okefield Road Crediton Devon EX17 2DN	Erection of single storey extension and replacement terrace	PERMIT	DEL	25/06/2015
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Conditions

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

Reasons

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

Reasons

The application scheme for the erection of a single storey extension and replacement terrace is considered to be acceptable. The scale and design of the proposed extension is considered to respect the character and appearance of the existing dwelling. The proposed replacement terrace would have a more modern appearance than that of the existing wooden terrace by virtue of the proposed materials, however it is not considered that the proposed terrace would harm the character and appearance of the existing dwelling or the surrounding area. Given the scale and nature of the proposed scheme it is not considered that the proposal would result in over development of the curtilage of the dwelling. Given the existing relationship with the neighbouring properties it is not considered that there would be a significant adverse impact on the amenity of any neighbouring properties in terms of loss of light, overlooking or loss of privacy. The application scheme is considered to be in accordance with the following policies: COR2 and COR15 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/00797/FULL	The Pumpkin House Hen Street Bradninch Exeter Devon EX5 4NR	Replacement of roof including installation of dormer windows to form first floor, and erection of ground floor extension	PERMIT	DEL	25/06/2015
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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 On their insertion, the rooflights on the northern elevation 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 safeguard the privacy of the occupiers of No 21 Hen Street in accordance with policy 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 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 is considered to comply with policies, COR2 of Mid Devon Core Strategy (Local Plan Part 1), DM/2, DM/13 and DM/27 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 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.

15/00799/LBC	3 Cross Cottages West End Road Bradninch Exeter Devon EX5 4NB	Listed Building Consent to replace 4 windows	PERMIT	DEL	25/06/2015
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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.

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 Notwithstanding those details outlined in the application, the windows shall have a painted finish, and not be oiled or stained.

Reasons

1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

3 In order to preserve the special character and appearance of the listed building, and to achieve a visual appearance commensurate with the style of windows in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed works are considered to be justified, acceptable and in keeping with the special interest of the building. The works will not cause harm to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and the National Planning Policy Framework and should be granted consent.

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.