

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00187/FULL	Brick House Silver Park Kentisbeare Cullompton Devon EX15 2BW	Erection of 2 dwellings	REFUSE	DEL	13/07/2015

Reasons

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

Reasons

- 1 In the opinion of the Local Planning Authority it is considered that the creation of two detached dwellings on the edge of a cul-de-sac of semi-detached properties fails to show a clear understanding of the characteristics of the site, its wider context and the surrounding area and in conjunction with the loss of a beech tree which is in prominent view on the street scene, the proposed scheme fails to provide high quality local places taking into account physical context and local character and is considered to be contrary to policies DM2 (a) and DM14 (a) of the Local Plan Part 3 (Development Management Policies).
- 2 In the opinion of the Local Planning Authority, the proposed development would be likely to result in undue overlooking and overbearing impact for the occupants of No 2 Parsons Close, Brick House and Westfield View. The proposal is contrary to DM2 (e) and DM14 (b) of the Local Plan Part 3 (Development Management Policies).

15/00582/FULL	Turley Down Farm Ash Thomas Tiverton EX16 4NU	Erection of dwelling following demolition of bungalow	PERMIT	DEL	13/07/2015
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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 hard landscaping works associated with the parking area and patio shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 4 Prior to the use of any above ground materials first being used on the building/dwelling details or samples of these materials (including colour of render, Brick, Stone, Mortar, roof covering, gutters, downpipes, external doors/door frames/windows paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details or samples and be so retained.
- 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 access shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance 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 DM12.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance 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 DM12.
- 5 Unspent Permitted development rights have already been included and to ensure the dwelling remains of an acceptable size within the open countryside and to not harm the character of the area in accordance with the Local Plan Part 3 (Development Management Policies) Policy DM12.

Reasons

The application scheme comprises a replacement dwelling in the open countryside, following demolition of the existing dwelling. The proposed dwelling, although significantly larger than the existing house falls within the allowance established by policy, and on balance its design, although not of a traditional vernacular for the specific immediate area, will sit appropriately within the site and the landscape of the surrounding area. The new house will not have a detrimental impact on the living conditions or adversely impact on the amenities of neighbouring properties with no overlooking issues, overshadowing and or overbearing concerns as the nearest dwelling is approximately 165m to the East of the site. The existing drive will provide a suitable access to the proposed dwelling. As such the proposal is considered to comply with Policies COR1, COR2, COR7, COR9 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8, DM12, and DM15 of the Local Plan Part 3 (Development Management Policies and the National Planning Policy Framework

Reasons

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

15/00591/FULL	The Coach House White Horse Mews Fore Street Bampton Devon	Variation of condition (2) of planning permission 13/00143/FULL to allow the substitution of previously approved plans	PERMIT	DEL	13/07/2015
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Conditions

- 1 The development hereby permitted shall be begun before the 21st June 2016.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the 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) Amendment (No.2) Order 2008 (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 of Part 1, relating to enlargements, improvements or alterations shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 To accord with the date of commencement specified as three years from the grant of consent under 13/00143/FULL 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 building, Conservation Area and residential amenity of neighbouring residents in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Local Plan Part 3: (Development Management Policies) Policies DM2 and DM28 and the National Planning Policy Framework.

Reasons

The proposed conversion 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. As such the proposal is considered to comply with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 of the Local Plan Part 3 (Development Management Policies) and Part 7 of the National Planning Policy Framework. 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 and therefore complies with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework. The proposed development affects a Listed Building however the proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

Reasons

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

15/00639/FULL	1 Southertons Park Westleigh Tiverton Devon EX16 7HZ	Erection of extension to the rear to replace existing conservatory	PERMIT	DEL	15/07/2015
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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 single storey rear extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Local Plan Part 3 (Development Management Policies) DM2 and DM13.

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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.

15/00704/LBC	1 Chapel Street Morchard Bishop Credton Devon EX17 6NP	Listed Building Consent for the retention of refurbishment of outbuilding including replacement of part roof, door and window, and provision of rooflight	PERMIT	DEL	15/07/2015
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Conditions

- 1 The effective date for granting listed building consent is 28th April 2015.

Reasons

- 1 The works have been completed.

Reasons

The proposal for the retention of the refurbishment of an outbuilding including replacement of part roof, door and window, and provision of roof light would not result in significant harm to the character or appearance of the listed building or its setting. On this basis the proposal is considered to be acceptable in accordance with the following policies Local Plan Part 3 (Development Management Policies) DM27 and National Planning Policy Framework para 134.

15/00739/LBC	Middleways Upton Hellions Credton Devon EX17 4AE	Listed Building Consent for internal alterations to install shower room and installation of external waste pipe and extractor fan outlet	PERMIT	DEL	15/07/2015
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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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal for the internal alterations to install a shower room and installation of external waste pipe and extract fan outlet will not result in significant harm to the character or appearance of the listed building. On this basis the proposal is considered to be acceptable in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework paragraph 134.

15/00742/TPO	2 Chapel Close Halberton Tiverton EX16 7SQ	Removal/dismantle 2 stems one from each of the 2 Ash trees (1 leaning towards the Conifers the other covered in Ivy) protected by Tree Preservation Order 15/00003/TPO	PERMIT	DEL	13/07/2015
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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) Coppice 2 x Ash stems, from 2 separate trees: stem 1 is within the protected group and is the only stem covered in dense ivy. The second stem is the one which leans over the conifer hedge towards the garden of the applicant, 2 Chapel Close. (Coppice to circa 20cm)

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 trees to the local character and amenity whilst enabling such works as are required to manage the trees and having regard to the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Reasons

It is considered that the trees should be allowed to have two stems felled.

15/00756/TPO	Land at Portway Willand Old Village Willand Cullompton Devon EX15 2SE	Application to fell 1 Cedar tree protected by Tree Preservation Order 08/00003/TPO	REFUSE	DEL	13/07/2015
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Reasons

- 1 The Cedar tree protected by TPO 08/00003/TPO is considered to be a good specimen of its type, still relatively young and is in good health. The tree is close to a new build dwelling and within the garden of this property. However the tree is causing no specific harm to the dwelling or the surrounding garden area. The tree is serving to soften a new development and is an important feature of the street scene. It has good landscape value. In the opinion of the Local Planning Authority, sufficient arboricultural justification has not been provided for the tree's removal. The loss of the tree is considered to harm the visual amenity to the area to an unacceptable degree.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00765/CLU	Sunnyborough House Knowle Cullompton EX15 1PX	Certificate of lawfulness for the existing use of a dwelling in breach of agricultural occupancy condition (7) of planning permission 4/21/93/0300 for a period in excess of 10 years	PERMIT	DEL	13/07/2015

Reasons

On the balance of probability, the property has been occupied for at least the previous 10 years in breach of the occupancy condition.

15/00801/TPO	Hideaway 12 Back Street Bradninch Exeter Devon EX5 4NX	Application to fell 1 Ash tree protected by Tree Preservation Order No. 4.04.93.TP8	PERMIT	DEL	10/07/2015
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Fell Ash tree
- 4 The tree to be removed shall be replaced by *Acer campestre* specified as 10-12cm girth, supplied in accordance with BS 8545:2014. The tree is planted within 8 metres of the location of the felled tree (or other such size, species and location or period as may be agreed in writing by the Local Planning Authority). The replacement tree must be planted within the next planting season. Should the newly planted tree be damaged, uprooted, destroyed or die it must be replaced.

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 to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 4 In the interests of replacing the amenity lost by the removal of the tree.

Reasons

Due to the low visual amenity value of this tree, the Local Planning Authority has no objection to its removal, subject to the condition that a replacement tree is necessary.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00804/FULL	Land at NGR 278643 98994 (Hill Barton Farm) Yeoford Devon	Erection of an extension to existing cubical livestock shed	PERMIT	DEL	13/07/2015

Conditions

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

Reasons

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

Reasons

The application scheme for the erection of extensions to an existing cubical livestock shed is considered to be acceptable. The proposed extensions are required to provide space for the holding's beef calves that will be retained on the holding for a longer period of time than the current facilities allow. The additional space will enable them to be housed with satisfactory space in accordance with European Welfare Guidance. The building is of a standard agricultural design and although it is of a large scale, its siting is well related to the other buildings on the holding and it is not therefore considered that the development would harm the character and appearance of the area. Furthermore, the building would be situated a sufficient distance from nearby dwellings such that it would not be considered that there would be any adverse impacts on the living conditions of local residents. The development is not considered to have an adverse impact on the environment or the local road network. Given this assessment the development is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 of the Local Plan Part 3 and Part 3 of the National Planning Policy Framework.

Reasons

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

15/00806/FULL	Land and Buildings at NGR 301923 104516 (North Of Lower Westcott Cottages) Westcott Devon	Erection of a field shelter for storage of agricultural machinery	REFUSE	DEL	13/07/2015
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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 determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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Reasons

- 1 In the opinion of the Local Planning Authority, insufficient information has been provided to demonstrate that the proposed building is reasonably necessary to support farming activity on the holding. The proposed agricultural building is large for the size of the associated land (approximately 2 acres) and from the submitted Design and Access Statement, equipment seen on the land during the site visit and the apparent lack of active agricultural activities, it is considered that the building is not required to store machinery reasonably necessary for agriculture on the site. Therefore the proposed building is not compliant with COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM22 of the Mid Devon Local Plan Part3, and the National Planning Policy Framework.

15/00816/FULL	1 Dairy Cottages Mutterstock Cullompton Devon EX15 1RN	Erection of an annex following demolition of existing garden sheds	PERMIT	DEL	13/07/2015
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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 erection of an annex following demolition of existing garden sheds by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy 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
15/00823/FULL	Village Hall Ashill Devon	Change of use of land from agricultural to mixed use including children's play area, storage shed, barbecue area and seating for use by the community	PERMIT	DEL	15/07/2015

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 field gate located to the southern boundary of the site shall be kept locked and closed at all times when the community facilities associated with this application are being used.

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 of the users of the community facilities to be provided.

Reasons

The proposed change of use of land from agricultural to mixed use including children's play area, storage shed, barbecue area and seating for use by the community by virtue of its scale, and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings and will not lead to harm to highway safety. As such the proposal is considered to comply with policies COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM25 of Adopted Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

15/00824/FULL	1 Town Hill Culmstock Cullompton Devon EX15 3JQ	Erection of single storey extension to rear	PERMIT	DEL	10/07/2015
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Conditions

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

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3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and be so retained.

Reasons

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

Reasons

The proposed erection of a single storey extension to the rear of the property by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the conservation area. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 of 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.

15/00842/FULL	Land at NGR 305892 117030 (Ascot House) Westleigh Devon	Retention of New access	PERMIT	DEL	15/07/2015
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Conditions

- 1 The date of commencement of this development shall be taken as the 27th May 2015 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No further hard surfacing works associated with this application and in the areas shown on the approved plan(s) shall continue until details or samples of the surfacing materials, and any curbing to be used in those areas and details of the drainage for the access have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 4 Prior to the first occupation of the associated dwelling (Ascot House, approved under planning permission references 14/00701/OUT and 15/00256/ARM) there shall have been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the size, position, number, spacing and species of all planting to be placed on the full length of the new banks either side of the new access and a timescale for its implementation. In addition all planted Laurel plants within this bank are to be removed. The boundary treatment so approved shall be completed in accordance with the approved details 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.

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Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the works in order to safeguard the visual amenities of the area and the provision of a safe access in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM2.
- 4 To safeguard the character and amenities of the area in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM2.

Reasons

The retention of the newly created access and drive subject to this planning application is not considered to harm the privacy or amenity of the occupiers of another dwelling, or the surrounding countryside and will provide safe vehicular access onto the public highway to serve the new dwelling being constructed on the adjacent land. As such the proposal is considered to comply with policy DM2 of Adopted Mid Devon Local Plan Part 3.

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.

15/00868/PNHH	9 Middlemead Road Tiverton Devon EX16 6AZ	Prior notification for the erection of an extension extending 3.08m to the rear, maximum height of 3.65m and eaves height of 2.50m	PDA	DEL	10/07/2015
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Reasons

- 1 The proposed extension meets the requirements of Class A of Part 1, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Planning permission is not required.

15/00877/LBC	The Coach House White Horse Mews Fore Street Bampton Devon	Listed Building Consent for the conversion of a redundant function room/skittle alley to a flat	PERMIT	DEL	13/07/2015
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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 Notwithstanding the elevations at 1:200 on Drawing D54/24 New External Doors and Windows the development shall be carried out in accordance with the approved plans listed in the decision notice.

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- 3 The development shall be carried out in accordance with the approved schedule of works referred to as 'The Coach House, Schedule of Work - V2 received 27th May 2015. The schedule must be strictly adhered to at all times.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure works appropriate to the preservation 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 although the works are not considered to detract from the character, appearance or historic interest of the Listed Building in accordance with Policy COR2 of the 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.

15/00878/FULL	Stone Bungalow Thorverton Exeter Devon EX5 5LL	Erection of an extension	PERMIT	DEL	13/07/2015
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Conditions

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

Reasons

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

Reasons

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00901/FULL	Ashcleeve Clayhidon Cullompton Devon EX15 3TR	Installation of dormer window to rear	PERMIT	DEL	14/07/2015

Conditions

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

Reasons

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

Reasons

The proposed rear dormer by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within 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 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 email correspondence with the applicant/agent and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00914/FULL	Park Lane Cottage Fore Street Morchard Bishop Crediton Devon EX17 6NX	Erection of a first floor extension	PERMIT	DEL	16/07/2015
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Overall, the extension is not considered to have a detrimental effect on the character or appearance of the conservation area. The first floor extension is considered to be appropriately scaled and designed to provide an overall coherent appearance for the dwelling, and without adversely affecting the residential amenities of surrounding occupiers. The extension is to the rear of the property, and so will have a minimal impact on the character and appearance of the conservation area. This proposal is in line with COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1); DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies), as well as 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.

15/00917/CLP	Crosslands House Ash Thomas Tiverton Devon EX16 4NU	Certificate of lawfulness for the proposed erection of an extension	PERMIT	DEL	10/07/2015
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Conditions

- 1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

15/00919/FULL	6 Higher Mill Lane Cullompton Devon EX15 1AG	Erection of a conservatory	PERMIT	DEL	14/07/2015
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Conditions

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

Reasons

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

Reasons

The proposed conservatory by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with policies DM2, DM13 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/00920/MFUL	Land and Buildings at NGR 294189 114677 (Cotleigh Cleave) Washfield Devon	Erection of extensions to poultry house (2965sqm)	PERMIT	DEL	14/07/2015
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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 development being brought into use, a detailed farm waste management plan shall be submitted to and approved in writing by the local planning authority. Once provided, the applicant will dispose of farm waste and manage potential pollutants on the site in accordance with the approved plan.
- 4 The development shall be carried out in accordance with the recommendations set out within the submitted ecology survey, dated June 2015.
- 5 Prior to the development being brought into use, a landscaping scheme detailing existing and proposed planting, seeding, turfing and/or earth reprofiling to the South and East of the proposed sheds (labeled as banked area, drawing number 1/2/MP RV2) shall be approved in writing by the Local Planning Authority. All planting, seeding, turfing and/or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, 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 permanently so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the application will not have an unacceptable impact on the environment in accordance with policy DM22 of the Local Plan part 3.
- 4 To ensure any nature conservation interests are preserved in accordance with policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with 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 application seeks planning permission for the erection of two poultry buildings on an established agricultural holding where there are other existing poultry buildings. The proposals will be grouped with other agricultural buildings, and will sit comfortably within the landscape without having any adverse impacts upon the rural character or appearance of the surrounding area. The proposals will not have any materially adverse impacts on the amenities of occupiers of nearby properties, due to the distance from the properties, the existence of a poultry building on the site already and a waste management plan to control the removal, storage and spreading of waste. The development would not have any detrimental impacts on the safety of the surrounding highway network as the proposal will not create any further issues than are already the case with the existing poultry buildings. The proposal is considered to be in accordance with policy COR18 of the Core Strategy, policies DM2 and DM22 of the Mid Devon Local Plan Part 3, policy AL/IN/6 of the Allocations and Infrastructure Development Plan Document 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.
