

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01829/FULL	Bamson Puddington Tiverton Devon EX16 8PF	Conversion of shippen to holiday let/ancillary accommodation	PERMIT	DEL	22/07/2015

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 development shall be carried out in accordance with the outline schedule of works and recommendations, including ensuring the stability of the building during conversion, as set out in the Schedule of Works, dated 24th November 2014, and in the conclusions and recommendations of the Structural Investigation Report by Simon Bastones Associates, dated 12th December 2014. Any other underpinning or other works which are not otherwise detailed, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in accordance with the approved details.
- 4 A sample of the new natural slate material to be used on the external roof surface of the building (excluding use of salvaged slate material) shall be first submitted to, and approved in writing by, the Local Planning Authority prior to its use on the building. Thereafter such material shall be so used and retained.
- 5 Working details of the external doors, windows and roof lights shall be submitted to and approved in writing by, the Local Planning Authority prior to their installation in the building. Installation shall be in accordance with the approved details and shall be so retained.
- 6 All new or replacement 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.
- 7 The building: (i) shall only be occupied for holiday purposes or for purposes ancillary to the residential use of the dwelling currently known as Bamson, including use as an annexe to Bamson; (ii) shall not be occupied as a person's sole, or main place of residence (unless occupied for purposes ancillary to the residential use of Bamson); and (iii) shall only be operated and serviced in conjunction with the occupation of Bamson. (iv) the owners/operators shall maintain an up-to-date register of the names of all occupiers of the accommodation and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.
- 8 The recommendations set out in the 'Daytime Bat and Nesting Bird and Echolocation Study Report', Appendix II, dated July 2015 shall be carried out and all necessary works completed prior to the first use of the building.
- 9 In accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies). Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, G of Part 1, relating to the enlargement or alteration of the dwelling or its roof, and the provision of outbuildings or Class A of Part 2 of Schedule 2, relating to fences and other enclosures, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the conversion complies with the requirements of Policy DM 11 of the Local Plan Part 3 (Development Management Policies)

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4		To safeguard the character and appearance of the traditional rural building and the visual amenity of the area in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).			
5		To safeguard the character and appearance of the traditional rural building and the visual amenity of the area in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).			
6		To safeguard the character and appearance of the traditional rural building and the visual amenity of the area in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).			
7		To reflect the nature of the application submitted and to reflect that the site is located outside defined settlement limits in the open countryside where national and local planning policy generally prohibits the creation of new dwellings unless in special circumstances in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan part 1) and the National Planning Policy Framework.			
8		To safeguard protected species on the site and to enhance the site for biodiversity in accordance with Policy DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).			
9		To safeguard the character and appearance of the building to be converted and visual amenity in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The current proposal is acceptable in that the building is considered to be suitable for and capable of conversion. Subject to condition, the design of the converted building is considered to retain the original character of the building and its surroundings. The proposed alteration works and creation of an upper floor of the former shippen for either ancillary domestic use or occasional holiday let use 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 policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM2, DM11 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

15/00556/LBC	The Old Toll House Rackenford Road Tiverton Devon EX16 5AG	Listed Building Consent for replacement of ground and first floor windows.	PERMIT	DEL	22/07/2015
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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 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The finish of the windows shall be painted and not stained, natural or oiled.

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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 In order to achieve a visual appearance appropriate to the special interest of the listed building and in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed works are considered to be justified and will improve the appearance of the listed building. There is no harm caused. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

15/00688/LBC	46 Fore Street Silvertown Exeter Devon EX5 4HZ	Listed Building Consent for erection of extension following demolition of existing, and other internal alterations	PERMIT	DEL	24/07/2015
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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 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their installation, samples of the slates and rainwater goods to be used on the garden room shall be submitted to the Local Planning Authority and agreed in writing. Installation shall be in accordance with these details and be so retained.
- 4 Prior to their installation, working details of the new roof lights, doors and windows, including sections, mouldings and profiles shall be submitted to the Local Planning Authority and agreed in writing. Installation shall be in accordance with these details and be so retained.

Reasons

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

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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 or its setting. The proposal is therefore in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

15/00703/PNCOU	Eastmere Farm Lapford Crediton Devon EX17 6QU	Prior notification for change of use of an agricultural building to a dwelling under Class Q	RPA	DEL	21/07/2015
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Reasons

- 1 The Local Planning Authority considers that the proposed building operations to allow for the change of use, particularly in terms of new timber sheathing to strengthen the timber frame, and additional joists, rafters and purlins to take the loading of the roof and side cladding, would provide additional structural support to the existing structure which would amount to the addition of a new structural elements going beyond the provisions of Q.1 (i) and paragraph 105 of the Planning Practise Guidance. The proposed building operations therefore go beyond the remit of those allowable by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the proposal is not permitted development.
- 2 The Local Planning Authority considers that the existing access onto the class A road does not provide satisfactory visibility and therefore presents a significant road safety risks to other users of the highway. The applicant has not submitted sufficient details to confirm how the access arrangements would be improved in order to make it acceptable and therefore the development is not acceptable in terms of the transport and highways impacts.

15/00746/FULL	3 Chestnut Court Chawleigh Chulmleigh Devon EX18 7HH	Formation of 1 door and 2 new window openings on rear elevation	PERMIT	DEL	20/07/2015
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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 development (comprising of a door and two new windows to be set within the rear elevation end of a building of traditional design) is not considered to result in an adverse effect on the privacy and amenity of the occupiers of neighbouring properties or result in harm to the traditional rural character of the building and its surroundings. As such the proposal is considered to comply with policy DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

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Reasons

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

15/00780/FULL	Land at NGR 301733 115083 (Playing Field) Uplowman Devon	Construction of a tennis court with 3 metre high fencing	PERMIT	DEL	24/07/2015
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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 floodlighting or other lighting shall be installed/provided on the site without specific planning permission first being granted.

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 prevent light pollution and to protect the amenities of neighbouring occupiers in accordance with policy DM2 of the Local Plan 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the site is already used for leisure/playing field purposes and no change of use will take place. The proposed tennis court is considered to be appropriately designed for its use and will be screened from neighbouring dwellings by existing vegetation. It is not considered to have an unacceptable impact on the visual amenities of the area. Subject to a condition to control the provision of floodlighting, the proposal is not considered to have an unacceptable impact on the amenities of neighbouring residents, bearing in mind there will be no change of use of the site. Appropriate surface water drainage measures are to be put in place. The proposal is considered to comply with the requirements of relevant policies: COR18 of the Mid Devon Core Strategy (Local Plan1) and DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00787/FULL	1 Hunters Hill Culmstock Cullompton Devon EX15 3HH	Erection of a two storey extension following demolition of existing extension	PERMIT	DEL	20/07/2015

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 two storey side 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 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, negotiation, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00805/FULL	Clyne Shobrooke Crediton Devon EX17 1BU	Erection of 3 extensions	PERMIT	DEL	23/07/2015
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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.

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Reasons

The application for modifications to an existing dwelling incorporating three sections of new build at the front, side and rear is considered to be acceptable. The scale of the proposed extensions is considered to be acceptable and it is not considered that the alterations would dominate the appearance of the existing dwelling in a negative manner. The scheme is considered acceptable in terms of scale and overall design without adversely affecting the existing dwelling, and adjoining unit. In addition it is not considered that the proposal would result in over development of the curtilage or have any significant adverse impacts on the living conditions of occupants of neighbouring properties. On this basis the application scheme is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

15/00817/FULL	19 Colebrooke Lane Cullompton Devon EX15 1PB	Erection of first floor extension over existing garage, conversion of existing garage	PERMIT	DEL	17/07/2015
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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 hardsurfacing works in the areas shown on the approved plans shall begin until details of the proposed drainage and 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.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development/works in order to appropriately manage surface water runoff and drainage due to the site being located within the Cullompton Critical Drainage Area and to ensure the provision of adequate parking facilities in accordance with policies DM2 and DM8 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposed extension and creation of an additional hard standing area for parking, 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, DM8 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

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Reasons

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

15/00832/PNCOU	Land and Buildings at NGR 305048 104850 (Higher Weaver Farm) Kentisbeare Devon	Prior notification for the change of use of an agricultural building to 2 dwellings under Class Q	RPA	DEL	20/07/2015
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Reasons

- 1 Insufficient information has been provided to demonstrate that the building was solely in agricultural use as part of an established agricultural unit for the purposes of a trade or business on the 20th of March 2013. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 are not applicable to this site.
- 2 Notwithstanding the fact that the proposal falls outside of the parameters of permitted development, the use of the adjacent buildings for commercial timber activities immediately conjoined with the site will have an adverse impact on the living conditions to such a degree as to be impractical and undesirable for the building to change from its present use to C3 Dwelling House.

15/00838/ADVERT	Millstone Ltd Bickleigh Craft Centre Bickleigh Tiverton Devon EX16 8RG	Advertisement consent to display 1 externally illuminated and 1 non-illuminated freestanding sign and 3 non- illuminated fascia signs	PERMIT	DEL	21/07/2015
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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.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (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 or the conservation area within which the site lies. The proposal is in accordance with government guidance in The National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00839/PNCOU	Land and Buildings at NGR 274031 93416 (Moor View Farm) Cheriton Bishop Devon	Prior notification for the change of use of agricultural building to 2 dwellinghouses under Class Q	PDA	DEL	22/07/2015

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.

15/00840/FULL	Autumn Cottage 46A Brook Street Bampton Tiverton Devon EX16 9LY	Retention of single storey store/workshop	REFUSE	DEL	20/07/2015
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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 pre application discussion. 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 National and local planning policy seeks to guide development to areas with the lowest risk of flooding and to ensure that development does not increase the risk of flooding of properties elsewhere. In the opinion of the Local Planning Authority, the development, by reason of its size, location and associated changes in ground levels, is considered to lead to an increase in flood risk to properties elsewhere and in particular to the dwelling at 46a Brook Street, contrary to policy COR11 of the Mid Devon Core Strategy (Local Plan 1) and the National Planning Policy Framework.

15/00843/FULL	Fordors Down Crediton Devon EX17 3DB	Conversion of existing garage into self contained annexe with extensions to rear and side	PERMIT	DEL	23/07/2015
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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 The annexe building above hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as Fordors Down), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application has been submitted and determined on the basis of ancillary accommodation and not as a separate dwelling house.

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Reasons

The proposed alteration and modification to the existing double garage retention and its use as ancillary residential accommodation, by reason of its overall design and siting within the curtilage of the dwelling house referred to as Forders Down is considered acceptable as a residential curtilage building within the settlement boundary of Crediton. Finally, it is not considered that the proposals will have as adverse impact on the living conditions of occupants of any neighbouring properties. As such the proposed development is in line with Policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) as well as 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.

15/00855/FULL	Beech Ridge Farm Hockworthy Devon TA21 0NP	Erection of 2 poultry houses	PERMIT	DEL	21/07/2015
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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 agricultural buildings by virtue of their scale, massing, design and location not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings, and is deemed to be reasonably necessary for the purposes of agriculture. As such the proposal is considered to comply with COR2 and COR18 of the Core Strategy (Local Plan Part 1), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00858/FULL	Green Lea Stoneyford Cullompton Devon EX15 1NU	Erection of garage/workshop following demolition of existing garage and lean-to	PERMIT	DEL	20/07/2015

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 replacement garage is considered to be of a high quality design, and of materials, character and scale that is in keeping with the existing residential property on the site and within the surrounding area. The building will not result in overdevelopment nor will it result in an unacceptably adverse impact upon the occupiers of neighbouring properties and is therefore in accordance with policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies). The site is located in flood zone 2, however the building will be for the same use, on the same footprint and at the same floor level as the existing building to be removed and is therefore not considered to cause any greater impact or be at significant risk, in accordance with policies COR11 of Mid Devon Core Strategy (Local Plan Part 1) and DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

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

15/00860/FULL	Land and Buildings at NGR 271946 99924(Station Farm) Bow Devon	Erection of an agricultural livestock building	PERMIT	DEL	20/07/2015
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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.

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Reasons

The proposed agricultural building is reasonably necessary to support the farming activity on the holding and by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of any dwellings within the vicinity or the character and visual amenities of the area. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. As such the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Policy guidance as set out in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and a site visit on 2nd June 2015. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00871/FULL	Enniskerry Sand Down Lane Newton St Cyres Exeter Devon EX5 5DE	Erection of front/rear extensions following demolition of existing garage/utility annexe(Revised Scheme)	PERMIT	DEL	21/07/2015
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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

This revised scheme for the erection of front/rear extensions following demolition of existing garage/utility annexe is considered to be acceptable given the planning history and the site location. The inclusion of an additional single storey extension on the east elevation of the property at the site of the existing conservatory is not considered to result in over development of the curtilage. The design of the proposed alterations to the property are considered to be in keeping with the existing scheme which seeks an overall modernisation of the property. The overall scheme, including the additional extension is considered to respect the character, scale, appearance and setting of the existing property. This revised scheme does not present any significant adverse impacts to the living conditions of occupants of the neighbouring properties in terms of loss of light, overlooking and loss of privacy. The proposal is considered to be acceptable in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13 and Government advice in the National Planning Policy Framework.

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Reasons

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

15/00950/FULL	2 Mount Pleasant Copplestone Crediton Devon EX17 5PA	Erection of an extension	PERMIT	DEL	23/07/2015
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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 proposal to undertake a two storey side extension to the existing dwelling at No. 2 Mount Pleasant in an open countryside location, is considered to be in keeping with the character of the existing building on the site. It is also considered to be acceptable in terms of materials proposed to be used, its scale and positioning. The proposal would not result in the overdevelopment of the curtilage and is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government guidance in the National Planning Policy Framework.

Reasons

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

15/00963/FULL	Stan Robinson Ltd Willand Cullompton Devon EX15 2QD	Erection of extension to storage building	PERMIT	DEL	21/07/2015
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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.

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

Having regard to all material considerations the modest expansion of this existing commercial premises is of an appropriate scale and design for the location and will not cause harm to the amenities of any neighbouring properties or uses. The extension will leave sufficient space within the site for the parking and turning of vehicles. The application is therefore in accordance with the requirements of policies COR4 and COR17 of Mid Devon Core Strategy 2007 (Local Plan Part 1) and policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

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

15/00981/FULL	Higher Linscombe New Buildings Sandford Crediton Devon EX17 4PS	Erection of single storey extension to rear	PERMIT	DEL	23/07/2015
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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 application for the single storey ground floor extension to the residential dwelling is considered acceptable. The proposed extension will provide additional living accommodation of a similar siting, layout and scale on the site. It is not considered that the proposed extension will result in an overdevelopment of the curtilage of the dwelling. Given this assessment the application is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included a site visit and discussions with the applicant, site photographs taken and observations. 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
15/00990/FULL	Castle Acre Bow Crediton Devon EX17 6HL	Erection of extension (Revised Scheme)	PERMIT	DEL	23/07/2015

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 is a revised scheme for the erection of a two storey rear extension to provide a larger living room area, utility and dining room with an additional bedroom, ensuite and bathroom at first floor. The revised scheme seeks to extend the depth of the proposed extension by upto 1.0 metre further from the north elevation of the existing property. The proposal is considered to be acceptable given the site location and generous curtilage that it sits within. The design of the revised scheme is not considered to be detrimental to the character and appearance of the existing property and it is not considered that it will impact upon the visual amenity of the area. Given the siting and design of the proposal is not considered to create a significantly different relationship with the surrounding properties and would not result in significant adverse impacts on the living conditions of occupants of neighbouring properties. On this basis the application scheme is considered to comply with policies 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) 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.