

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00643/PNCOU	Land at NGR 303637 120282 (Staple Cross) Hockworthy Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	PNP	DEL	27/07/2015
<p>Reasons</p> <p>The Local Planning Authority is unable to confirm, on the available evidence whether the barn is capable of conversion without the addition of new structural elements which could go beyond the provisions of Q.1 (i) and paragraph 105 of the Planning Practice Guidance. As such the Local Planning Authority considers that the existing building has not been shown to benefit from the permitted development right and the change of use of the agricultural building into one dwelling (C3) and proposed building would not amount to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.</p>					
15/00681/FULL	31 Sunnymead Coppleshstone Devon EX17 5NQ	Erection of first floor rear extension	REFUSE	COMM	31/07/2015
<p>Reasons</p> <p>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 applicants agent to seek to achieve an acceptable scheme. 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.</p>					
<p>Reasons</p> <ol style="list-style-type: none"> 1 The design of the proposed extension, being a flat roof box style design supported on 'stilts', and the material palette is considered to be of a poor quality, such that it would appear as an incongruous feature and would result in harm to the appearance, character and design of the dwelling, its surroundings and the wider street scene. On this basis it is considered that the design of the extension does not demonstrate an understanding of the characteristics of the surrounding area and would be detrimental to the local character and therefore the application proposal is contrary to the following Policies: DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and COR2 of the Mid Devon Core Strategy (Local Plan Part 1). 2 Given the siting of the proposed extension and the orientation in relation to the adjoining property the Local Planning Authority considers that it would result in an oppressive environment with an unacceptable detrimental impact upon the amenities of the current and future occupiers of the neighbouring property such that the proposal is considered to be contrary to Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies). 					
15/00688/LBC	46 Fore Street Silverton Exeter Devon EX5 4HZ	Listed Building Consent for erection of extension following demolition of existing, and other internal alterations	PERMIT	DEL	24/07/2015
<p>Conditions</p> <ol style="list-style-type: none"> 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent. 					

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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 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.

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.

15/00693/LBC	2 Hildens Cottages Bow Crediton Devon EX17 6EN	Listed Building Consent for the installation of replacement windows	PERMIT	DEL	31/07/2015
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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 All joinery shall be traditional flush joinery where the casements are flush with the frames.
- 3 The joinery shall be painted and not stained and maintained as such 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 In the interests of the traditional character and appearance of the listed building.
- 3 In the interests of the traditional character and appearance of the listed building.

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Reasons

The proposal for replacement thin double glazed windows 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 and in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraph 134 of the National Planning Policy Framework.

15/00779/MFUL	Land at NGR 294775 111860 Palmerston Park Tiverton Devon	Demolition of existing garages and erection of 26 dwellings with associated works	PERMIT	COMM	30/07/2015
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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 development shall begin until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include: (a) the timetable for the works (b) daily hours of construction and deliveries (c) details of any road closures (d) details of the hours during which construction and delivery traffic will travel to and from the site (e) identification of areas for parking, loading and unloading and storage during development (f) details of wheel washing facilities, road sweeping and other measures to ensure no mud or debris is deposited on any public highway (g) dust, odour, noise and vibration management and include details of site registration with a considerate constructors scheme or equivalent. The development shall be carried out strictly in accordance with the approved details.
- 4 Prior to construction of any of the dwellings on the site an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: - human health, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - adjoining land, - groundwaters and surface waters, - ecological systems, - archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
- 5 Subject to the findings of the investigation and risk assessment required by condition 4, a detailed contamination remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 6 The approved contamination remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 4, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 6.			
8		Before their use on the dwellings hereby permitted samples of the materials to be used for all external surfaces of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.			
9		Before their use on the dwellings hereby permitted working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing, including details of the window recesses, have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.			
10		Before their provision on the site, details of the retaining walls, including height, slope, materials and planting, and details of all boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. The retaining walls and boundary treatments shall be provided in accordance with the approved details only and shall be permanently so retained.			
11		The proposed estate road, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.			
12		Prior to the occupation of any dwelling hereby permitted, the following works shall have been carried out: (a) The road and vehicle turning head shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed. (b) The road and footways which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level. (c) Visibility splays have been laid out to their final level. (d) Street lighting has been erected and is operational. (e) The car parking and any other vehicular access facility required for the dwelling have been completed. (f) The street nameplates have been provided and erected.			
13		Within twelve months of the first occupation of the first dwelling all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining walls and visibility splay works shall be completed.			
14		No hard landscaping works in the areas shown on the approved plans 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 first occupation of any of the dwellings hereby permitted and shall be so retained.			
15		No soft landscaping works shall begin until a landscaping scheme, including details of any changes proposed in existing ground levels, has been submitted to and approved in writing by the Local Planning Authority. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development (or phase thereof) and any trees or plants which, within a period of 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. The landscaping scheme shall be so retained.			
16		The development shall be carried out in accordance with the recommendations, mitigation and specifications contained in the following submitted documents: a)The arboricultural survey report by Tom Hurley dated 14 May 2015; and b)The ecological impact assessment report by Richard Green Ecology dated June 2015. In addition, no external lighting shall be provided on the site unless in accordance with a lighting plan to prevent light-spill onto boundary trees and hedges, which shall have been the subject of the prior approval of the Local Planning Authority before its installation.			
17		Before any of the dwellings hereby permitted are first occupied, provision shall be made so that at least 15% of the energy to be used in the development is provided from on-site renewable or low carbon energies (or such other provision as shall have been agreed in writing by the Local Planning Authority).			

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18 All dwellings within the development shall be occupied as affordable housing that shall meet the definition within the National Planning Policy Framework and shall be so retained unless arrangements are first submitted to and approved in writing by the Local Planning Authority to recycle the subsidy within alternative affordable housing provision. Any such alternative affordable housing provision shall take place in accordance with the approved details.

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 PTo ensure the development is carried out in a manner which minimises nuisance to existing residents and to prevent mud and other debris being deposited on the public highway in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM7 of the Local Plan Part 3: (Development Management Policies).
- 5 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM7 of the Local Plan Part 3: (Development Management Policies).
- 6 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM7 of the Local Plan Part 3: (Development Management Policies).
- 7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM7 of the Local Plan Part 3: (Development Management Policies).
- 8 To ensure use of materials appropriate to the development in order to safeguard the character and appearance of the area, in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 9 To ensure use of materials appropriate to the development in order to safeguard the character and appearance of the area, in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 10 To ensure the development makes a positive contribution to the character and appearance of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- 11 To ensure that adequate information is available for the proper consideration of the detailed proposals in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 12 To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 13 To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 14 To ensure the development makes a positive contribution to the character and appearance of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- 15 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).

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16		To ensure the habitats of protected species are not adversely affected by the development and the development makes a positive contribution to the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
17		In order to reduce the carbon footprint of the development in accordance with the provisions of Policy AL/IN/6 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2).			
18		To ensure that affordable housing is provided as part of the development to meet the housing needs within the area in accordance with Policies AL/DE/3 and AL/DE/4 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2).			

Reasons

The proposal is acceptable in that the provision of 26 affordable dwellings in a sustainable location to meet an identified local need is considered to outweigh issues identified in terms of design and layout resulting from the steep topography of the site, in particular through the use of high retaining structures, steep gradients and a non-integrated parking court. The proposed dwellings are considered to be in keeping with development styles locally and the positioning of the dwellings below the skyline and the retention of planting along the eastern boundary minimises any visual impact within the landscape. Subject to conditions relating to landscaping, ecology and contaminated land risk assessment, the development is considered to comply with environmental policies. The proposal is considered to comply with the relevant Policies: COR1, COR2, COR3 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), AL/DE/2, AL/DE/3, AL/DE/4, AL/DE/5, AL/IN/3, AL/IN/5, AL/IN/6 and AL/TIV/14 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), DM1, DM2, DM3, DM7, DM8, DM14, DM15 and DM28 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/00780/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).

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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.

15/00782/CLU	Lyons Leigh Blackborough Cullompton Devon EX15 2HS	Certificate of lawfulness for the existing use of land/dwelling in breach of agricultural occupancy condition 6 of Outline Planning Permission T.R. 4532 for a period in excess of 10 years	PERMIT	DEL	30/07/2015
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Conditions

- 1 On the balance of probability the application site has been occupied as a permanent dwelling in breach of the agricultural occupancy condition as set out in condition (6) of T.R. 4532 for a period in excess of 10 years.

15/00798/FULL	Land at NGR 315975 114554 Callers Farm Clayhidon Devon	Erection of an agricultural building to house dairy cattle	PERMIT	DEL	27/07/2015
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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 colour of the roofing and walling material shall be as shown in the approved plans drawing Number 1691/02A and further detailed in the e-mail received from the applicants agent dated 17/07/2015 (Anthracite grey and juniper green BS 12B29 for the profile walling and gable concrete wall North east elevation). Such materials and colour shall be so used and retained.
- 4 The proposed landscaping scheme included on approved plan 1691/01C shall be undertaken within 3 months of the commencement of this approval and completed prior to the agricultural building being brought into its first use. The approved planting scheme 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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- 5 Before any external lighting is provided on the building, details of the lighting proposed shall be submitted to and approved in writing by the Local Planning Authority. Only the approved lighting shall be installed.
- 6 The building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.

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 Area of Outstanding Natural Beauty in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM29.
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM29,
- 5 In the interests of preserving the special beauty of the Blackdown Hills Area of Outstanding Natural Beauty in accordance with Policy COR2 of the Mid DevonCore Strategy (Local Plan Part 1) and Policies DM2, DM23 and DM29 of Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the rural character of the area within the Blackdown Hills Area of Outstanding Natural Beauty, in accordance with Policies DM22 and DM29 of Local Plan Part 3 (Development Management Policies).

Reasons

It is considered that the proposed development is reasonably necessary for agricultural purposes and it would not harm the character and appearance of the landscape within the Blackdown Hills Area of Outstanding Natural Beauty. The living conditions of nearby residential properties would not be harmed. 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. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM22 and DM29 of the Local Plan Part 3: (Development Management Policies) and government policy as contained in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
15/00811/CLP	9 Murley Close Crediton Devon EX17 2DU	Certificate of Lawfulness for the proposed installation of a dormer window to allow the formation of first floor accommodation	PERMIT	DEL	30/07/2015

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) Order 2015.

15/00861/FULL	8 Turnpike Sampford Peverell Tiverton Devon EX16 7BN	Conversion of outbuilding for use as annex to existing dwelling	PERMIT	DEL	27/07/2015
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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 annex accommodation hereby approved shall be used only for purposes ancillary to the use of the main dwelling, currently known as 8 Turnpike, EX16 7BN and shall not be let, sold or otherwise occupied as a separate dwelling.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To concur with the nature of the application and due to the location and relationship of the annex accommodation with the main property at 8 Turnpike which may make it unsuitable for separate accommodation, in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposed alterations and creation of an annex to be used ancillary to the main dwelling is considered acceptable, and respect the character, scale, setting and design of the existing dwelling; will not result in overdevelopment of the curtilage and will not have an adverse impact on the occupiers of neighbouring properties, and is therefore in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies). The proximity of the annex and the main dwelling lends itself well to providing ancillary accommodation, and the annex building itself will not provide all the facilities necessary to function as a separate dwelling. The dwellinghouse has two parking spaces in the driveway, along with additional covered parking under the annex building, as such it is considered there is sufficient parking provision for the dwellinghouse and its annex, in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies). The site is located within the Sampford Peverell conservation area, the proposed change of use and subsequent works will not materially affect the appearance of the building, and are considered to upgrade existing fabrics and will likely secure the long term maintenance of the building, positively impacting upon the conservation area; as such the proposal is considered to comply with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

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Reasons

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

15/00870/PNCOU	Land and Building at NGR 299472 116469 (East Mere Farm) Chevithorne Devon	Prior notification for the change of use of agricultural building to 2 dwellinghouse under Class Q	PDA	DEL	28/07/2015
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Conditions

- 1 Prior to the first occupation of any part of the building subject to this application as a dwellinghouse, the attached agricultural buildings and all resultant materials shall be removed from the site in accordance with drawing Location and Site Plan 01 received by the Local Planning Authority on 2nd June 2015.

Reasons

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

Reasons

The proposed change of use of the agricultural building into 2 dwellings (C3) as shown on the submitted Location Plan 1:1250 and Block Plan 1:500 amounts to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

15/00879/FULL	Chapple Farm Pennymoor Tiverton Devon EX16 8PG	Erection of 2 extensions with linking veranda following removal of existing conservatory and erection of extension to north elevation	PERMIT	DEL	31/07/2015
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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 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 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.

15/00882/FULL	Farthings Park Cheriton Fitzpaine Crediton Devon EX17 4HF	Erection of a replacement dwelling and garage	PERMIT	DEL	31/07/2015
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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 Before their use, samples of the materials to be used for the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 Before their installation, working details of the new external doors/door frames/windows: including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of the doors/door frames/windows shall be in accordance with these approved details, and be so retained.
- 5 Prior to first occupation of the dwelling there shall be submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C and D of Part 1 of Schedule 2, relating to enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to its roof or porch, 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 materials appropriate to the development in order to safeguard the visual amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the visual amenity of the area in accordance with the following policies: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 5 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan Part 3 (Development Management Policies) and to ensure development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposal for the erection of a replacement dwelling and garage is considered acceptable in principal. The proposed dwelling presents a reasonable increase in scale, however the scheme utilises floor space available from unspent permitted development rights and therefore the additional floor space is acceptable in principal in line with Policy DM12. The existing property has a large curtilage and therefore it is considered that the larger dwelling would sit comfortably within the site and would not result in over development of the site. The property will be visible within the wider area, particularly in views from the road to the south, however it is not considered that the dwelling would dominate any wider views of the landscape any more so than the existing dwelling. Landscaping is proposed as a conditional requirement. The proposed triple garage will be sited to the rear of the main dwelling and therefore partially screened to views from the south. Subject to details of the proposed materials, the overall design of the replacement dwelling and garage building is considered to be acceptable and would not harm the character and appearance of the area. The access and parking arrangements are considered to be acceptable in accordance with Policy DM8. There are no concerns in terms of the impact on neighbouring properties given the separation distance to the nearest neighbouring properties. The proposal is considered to comply with following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM12, DM14 and DM15 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.

15/00907/FULL	Land at NGR 295567 121515 Wind Whistle Lane Bampton Devon	Erection of an agricultural building	PERMIT	DEL	29/07/2015
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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

The proposed agricultural building by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings, and is deemed to be reasonably necessary for the purposes of agriculture. As such the proposal is considered to comply with COR2 and COR18 of the Core Strategy 2007, 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 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.

15/00913/FULL	6 River View Exebridge Devon TA22 9BQ	Erection of a two-storey extension	PERMIT	DEL	31/07/2015
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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 Materials for the external surfaces of the extension (render and roof tiles) shall match those of the existing dwelling.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the visual amenities of the area in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the extension is considered to be appropriately scaled and designed for its use and location and is not considered to 'unbalance' the pair of semi-detached dwellings. In addition, the development is not considered to have an impact on access and parking arrangements or on the privacy and amenity of neighbouring residents. The proposal is considered to comply with the requirements of Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00916/FULL	Westfield View Silver Park Kentisbeare Cullompton Devon EX15 2BW	Erection of an extension	PERMIT	DEL	27/07/2015

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 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 in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed single storey front 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 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.

15/00922/FULL	Foxlands Farm Hockworthy Wellington Devon TA21 0NP	Erection of an agricultural building	PERMIT	DEL	31/07/2015
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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

The proposed agricultural livestock building by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings, and is deemed to be reasonably necessary for the purposes of agriculture. As such the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies 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 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.

15/00933/LBC	Knowle Farm Clayhidon Cullompton Devon EX15 3QA	Listed Building Consent for the replacement of thatched roof to slate roof	PERMIT	DEL	31/07/2015
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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 No works shall be commenced on site unless and until samples of the natural slates and ridge tiles have been submitted to and approved by the Local Planning Authority.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In the interests of the conservation of the character and appearance of the listed building.

Reasons

The proposal for replacement of the thatch roof with natural slates will not result in harm to the character or appearance of the listed building. On this basis the proposal is considered to be acceptable in accordance with Local Plan Part 3 (Development Management Policies) DM27 and the National Planning Policy Framework paragraph 134.

15/00937/FULL	Glen View Bickleigh Tiverton EX16 8RH	Creation of loft conversion and replacement roof coverings within a Conservation Area	PERMIT	DEL	30/07/2015
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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

The current proposal is acceptable in that the design of the extension is considered to be acceptable and not to have an unacceptable visual impact on the bungalow itself, on the street scene or on the conservation area. In addition, the development is not considered to have an impact on the privacy and amenity of neighbouring residents. The proposal is considered to comply with the requirements of Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

15/00944/FULL	Pannier Market Market Car Park Newport Street Tiverton Devon	Alterations to provide additional trading unit and storage space	PERMIT	COMM	30/07/2015
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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 alterations to the Pannier Market to provide additional storage and retail are considered to be adequately justified under national and local policy with a design that is deemed to preserve the character and appearance of the conservation area and listed buildings. Subject to conditions, the proposed development is deemed to be in accordance with Policies COR2, COR4, COR6 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM16, DM25 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 the discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00945/LBC	Pannier Market Market Car Park Newport Street Tiverton Devon	Listed Building Consent for alterations to provide additional trading unit and storage space	PERMIT	COMM	30/07/2015

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 Prior to their use on the building, details of the proposed materials together with samples for all the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority and no other materials shall be used.
- 4 The development shall be carried out in accordance with the approved schedule of works referred to as APPENDIX 2, Schedule of Works received 9th July 2015. The schedule must be strictly adhered to at all times.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of safeguarding the visual amenities of the area and the setting of the Listed Building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 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 alterations to the Pannier Market are considered to be adequately justified, and the less than substantial amount of harm caused is deemed to be substantially outweighed by the public benefit. Subject to conditions, the proposed works are deemed to be 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.

15/00962/TPO	18 Lockyer Crescent Tiverton Devon EX16 5QF	Application to crown lift one Birch tree protected by Tree Preservation Order 10/00002/TPO	PERMIT	DEL	31/07/2015
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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) Remove to the main stem, using natural target pruning techniques, the lowest limb to the west of the tree and the lowest limb to the south of the tree (b) Prune remaining low crown with secateurs only to above head height (2m from the ground) and to prune back from over the applicants garage.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.
-