

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00178/FULL	Verbeer Manor Willand Cullompton Devon EX15 2PE	Change of use of ground floor areas of former nightclub to 6 dwellings, and associated works	REFUSE	DEL	07/08/2015

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. 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 The application proposes the conversion of a Grade II Listed Building which has been used for employment purposes into a number of residential flats. In the opinion of the Local Planning Authority insufficient evidence has been submitted with this application to demonstrate that the building is capable of conversion without undue harm to the essential character of the building. The proposal is therefore contrary to Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.
- 2 The site lies outside of any defined settlement limits where Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) restricts the provision of new dwellings without specific justification. In the opinion of the Local Planning Authority, insufficient evidence has been provided to demonstrate that there is no commercial interest in the use of the site for employment generating purposes. In addition, insufficient information has been provided to demonstrate that the development of the application site for mixed use purposes that incorporate an employment-generating use would not result in a financially viable development. Accordingly the application is contrary to the requirements of Policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM21 of Local Plan Part 3 (Development Management Policies)
- 3 In the opinion of the Local Planning Authority proposed units 2, 3, 4 and 6 would provide poor and unacceptable levels of amenity to the occupiers of these units. There is minimal daylight provision to units 2, 3 and 4. Unit 6 would potentially suffer from excessive fluctuations in room temperature, due to the high amount of glazing proposed to be retained. The proposal is therefore contrary to Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).

15/00179/LBC	Verbeer Manor Willand Cullompton Devon EX15 2PE	Listed Building Consent for change of use of ground floor areas of former nightclub to 6 dwellings	REFUSE	DEL	07/08/2015
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Reasons

- 1 The application proposes the conversion of a Grade II Listed Building which has been used for employment purposes into a number of residential flats. In the opinion of the Local Planning Authority insufficient evidence has been submitted with this application to demonstrate that the building is capable of conversion without undue harm to the essential character of the building. The proposal is therefore contrary to Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00503/CLU	Glenmore Morchard Road Crediton Devon EX17 5LS	Certificate of Lawfulness for the existing use of a dwelling in non-compliance with agricultural occupancy condition (f) of planning permission 4/23/78/1649, and adjoining land as domestic garden for a period in excess of 10 years	PERMIT	DEL	03/08/2015

Conditions

- 1 In the opinion of the Local Planning Authority, the applicant has demonstrated that, on the balance of probability, the property known as 'Glenmore' has been occupied in breach of Condition (f) pursuant: 78/01649/OUT since 21st June 1985 (the date the property was originally acquired by the applicant's parents), and for a period in excess of 10 years, and that a change of use of the associated land to form garden curtilage has also taken place since that same date.

15/00558/FULL	Land and Buildings at NGR 273422 95535(Barton Farm) Hittisleigh Devon	Erection of an agricultural building, new access and associated works	PERMIT	DEL	04/08/2015
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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 visibility splays shown on the approved plan shall be constructed prior to the first use of the access hereby permitted. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level, and such visibility splays shall be so retained.
- 4 Before the development is first brought into its permitted use, the site access shall be hardened, surfaced in a bound material, drained and maintained and retained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.0 metres back from its junction with the public highway.
- 5 The replacement hedge bank as shown on drawing JFM/002A shall be provided in the first planting season following the substantial completion of the proposed access and building hereby approved. In addition a further scheme of planting along the eastern boundary of the existing farm yard between the boundary of the application site as shown by the red line on the site plan and the existing site entrance shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the formation of the access and/or the building and such approved scheme shall be implemented in the first planting and seeding season following the construction of the building hereby approved. Once provided, the hedgebank and further planting scheme shall be so retained.
- 6 Before the commencement of the development of the building hereby permitted samples of the materials to be used for the roof covering shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site.

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4 In the interest of highway safety.

5 In the interest of the visual amenity of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

6 In the interest of the visual amenity of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The creation of a new farm entrance at this site is considered to be reasonably necessary in order to provide a suitable access point for the farm traffic associated with the holding, and thus separating it from traffic arriving at the wedding/conference venue. The proposed access will change the appearance of the immediate area however there are a number of accesses along the road and it is not considered that the proposed access would have a harmful impact on the wider street scene. The proposal would improve the visibility for farm traffic arriving at the holding, and although it result in the loss of a limited section of hedgerow, which although it could provide a habitat for protected species it is not considered that the loss of this amount of hedgerow in the context of the length of hedge would have an unacceptable adverse impact on the environment. The proposed building will provide storage space for hay/straw and machinery required for use on the holding and will be managed in conjunction with the existing agricultural buildings. The overall siting and design of the building is acceptable given its context and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered either the new access or the new building would result in harm to the privacy or amenity of the occupiers of any nearby dwellings, or adversely the general amenities of the area. Finally it is considered that the application scheme would not have an adverse impact on the local road network. Overall the application scheme is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, and DM22 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.

15/00681/FULL	31 Sunnymead Coppleshill Devon EX17 5NQ	Erection of first floor rear extension	REFUSE	COMM	31/07/2015
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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 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.

Reasons

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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<p>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).</p>					

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.

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.

15/00730/FULL	Land at NGR 284533 99710 (Downes Home Farm) Crediton Devon	Formation of new vehicular access	PERMIT	DEL	06/08/2015
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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 take place on the site until the off-site highway works for the provision of a right turn lane and the realignment of the access to provide improved radii and extended drop kerb facilities, has been submitted to and approved in writing by the Local Planning Authority and have been constructed and made available for use.
- 4 No track building works that will have an effect on Footpath No. FP6 (Crediton Hamlets) shall take place until a programme of work has been first submitted to, and agreed in writing by, the Local Planning Authority and works shall thereafter be completed in accordance with such approved programme details.
- 5 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		Before the commencement of trackway construction works, the applicants shall provide further details of the tree protection measures to be used to ensure the retention of the woodland trees as shown on the plans hereby approved, for the Local Planning Authority's agreement in writing. Works shall thereafter be carried out in accordance with such agreed measures.			

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 minimise the impact of the development on the highway network in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and guidance in the National Planning Policy Framework.
- 4 To maintain access to the public footpath in the interests of public amenity having regard to Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and guidance in the National Planning Policy Framework.
- 5 To ensure, in accordance with Paragraph 141 of the National Planning Policy Framework and supporting text in Paragraph 5.3 of Policy DM27 of the Local Plan Part 3 (Development Management Policies) that an appropriate record is made of archaeological evidence that may be affected by the development.
- 6 To ensure the retention of existing woodland trees bordering the trackway in the interests of visual amenity and to also protect wildlife habitats having regard to Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

Reasons

The creation of a new entrance to serve Downes Home Farm is considered to be reasonably necessary in order to provide an alternative and more suitable means of access for visiting traffic to the holding. The proposed access is not considered to have a harmful impact on the general character of the area and/or visual amenities of this part of the highway. The proposal would not have an unacceptable adverse impact on the overall character of the area or on the potential of the area as a wildlife habitat. The submitted plan demonstrates that sufficient visibility can be provided and overall it is therefore not considered that the application scheme would have an adverse impact on the local road network subject to conditions. On this basis the application scheme is considered to be in accordance with the following Policies: COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM22 and DM27 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 on 12th May 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.

15/00743/FULL	Coombe Head Chapel Bow Devon	Conversion of redundant chapel to dwelling	PERMIT	COMM	05/08/2015
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		The roof covering of the development hereby permitted shall be of natural slate a sample of which shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the buildings. Such approved slate shall be so used and retained.			
4		The conclusions and mitigation measures set out in the Western Ecology protected species survey (final report - dated May 2015) received on 27th May 2015 by the Local Planning Authority shall be complied with in full during construction of the development hereby approved.			
5		Prior to their installation, details of the new external windows including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows shall be in accordance with these approved details, and be so retained thereafter.			
6		Before the 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, samples of surfacing materials and edging, and details of new hedge planting. All planting, seeding, turfing or earth re-profiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. The landscaping shall be retained in accordance with the approved scheme.			
7		Prior to the occupation of the dwelling there shall be submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.			
8		Before the development hereby permitted is first brought into use, the vehicular parking bay indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.			
9		Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, no development of the types referred to in Classes A, B, C, D, E, F, G, H of Part 1, or Classes A or C of Part 2 of Schedule 2, relating to extensions, alterations to the roof, porches, outbuildings, hard surfaces, chimneys, flues and microwave antenna, gates fences and walls and exterior painting shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
10		The proposed roof lights, as shown on the approved plans, shall be conservation type (flush fitting to the roof line) and shall be retained as such.			
11		Prior to the commencement of the development, details of the fencing to be erected around the graveyard/burial area together with details of how this area is to be managed and accessed shall be submitted and approved in writing by the Local Planning Authority. The fence shall be erected prior to the first occupation of the building as a dwelling and so retained. Management and access provision of the graveyard/burial area shall be in accordance with the approved scheme.			

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 Mid Devon Core Strategy (Local Plan part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM27.
- 4 To ensure the protection of any ecological interests at the site.
- 5 To ensure the use of materials and detailing appropriate to the works, in order to safeguard the character and appearance of this non-designated heritage site in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2, DM11 and DM27.
- 6 To ensure that the development makes a positive contribution to the character and appearance of the area and the setting of this non-designated heritage site in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2, DM11 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
8		In the interest of highway safety.			
9		To safeguard the character and appearance of the building and the visual amenity of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).			
10		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 DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).			
11		To safeguard the graveyard/burial area from disturbance and in order to allow access to the graves in the interests of the amenities of the area.			

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Given the contribution that the Chapel is considered to make to the character of the local area, in policy terms the conversion of the chapel is considered to be acceptable. The proposal includes extensive repairs to the main building and porch, and largely a rebuild of the single storey extension. On balance these works are considered to be compliant in terms of what is allowable under DM11 enabling the non-designated heritage asset to be preserved and retained in accordance with Policy DM27. Overall the works to the building are considered to respect the character of the building and the surrounding rural environment. The proposal is not considered to cause harm to nature conservation interests in the local area subject to mitigation measures, or have a significant adverse impact on the occupiers of neighbouring dwellings. On this basis the proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies), Policies COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and policy 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 discussions with the applicant. 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.

15/00771/FULL	Land at NGR 268282 111909 (North Of Higher Ford House) Chawleigh Devon	Formation of layby for parking of vehicles/access to woodland	REFUSE	COMM	05/08/2015
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions with the applicant. 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 The proposed layby by reason of its location, size and general appearance would have a detrimental impact upon the visual appearance and character of the area contrary to Policies COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM2 of the Mid Devon Local Plan Part 3: (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00783/PNAG	Land at NGR 314947 110727 (Abbotsford Farm) Hemyock Devon	Prior notification for erection of a general purpose agricultural building	APA	DEL	06/08/2015

Conditions

The proposed agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used and the proposed screening are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

15/00834/FULL	98-100 West-Exe South Tiverton Devon EX16 5DH	Conversion of part of building to a dwelling	REFUSE	DEL	05/08/2015
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Reasons

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

Reasons

- 1 In the view of the Local Planning Authority the separation of this section of the building into a separate residential unit is considered to result in an unsatisfactory subdivision of the existing outdoor amenity space and undue overlooking of the neighbouring garden areas. These issues cumulatively represent an overdevelopment of the site and poor overall design, to the detriment of the building's wider character and relationship with existing neighbouring properties, contrary to policies COR2 of the Core Strategy (Local Plan Part 1) and policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 2 Given the diminutive scale of the building, and restrictive use of new openings, it is considered that the conversion into a two bedroom residential unit would result in unsatisfactory internal living accommodation by virtue of insufficient natural light serving the proposed kitchen, hallway, bathroom and first floor bedroom, with an insufficient amount of indoor or outdoor storage space, contrary to policy DM2 and policy DM14 of the Local Plan Part 3 (Development Management Policies).
- 3 The proposal comprising a two bedroom residential property fails to make adequate parking provision in accordance with the requirements of policy DM8 of the Local Plan Part 3 (Development Management Policies), and justification for a lack of any parking provision is inadequate to override the conflict with the parking standard of 1.7 spaces per dwelling.

15/00841/FULL	Land at NGR 302946 108339 Venn Farm Cullompton Devon	Erection of roofing over livestock pens (700sqm)	PERMIT	DEL	05/08/2015
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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.

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

Reasons

The application for the erection of roofing over livestock pens totalling 700 square metres is considered acceptable. The proposed agricultural building will provide roofing over livestock/ sheep pens which are currently uncovered which will operate with existing agricultural buildings of a similar siting, layout and scale on the site. Whilst the proposed agricultural building will be visible from outside the site, it is viewed in accordance with other existing agricultural buildings on the site and is not considered to have an adverse impact on the environment, local community or local road network. Given this assessment the application is considered to comply with the following policies; COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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 manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00859/FULL	Building at NGR 306886 111632 (Gaddon Farm) Uffculme Devon	Change of use of land from agricultural to domestic garden and erection of detached carport, store and plantroom	PERMIT	DEL	04/08/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the use of any above ground materials first being used on site details of the materials (including Type and style of timber cladding, colour and profile of roofing, paintwork, colourwash, staining and details of solar panels) to be used in the construction of or placed on the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be so retained.
- 4 Prior to the use of the proposed shingle to the parking and access driveway details are to be provided to and approved in writing by the Local Planning Authority of the colour and type of shingle to be used. Development shall be carried out in accordance with the approved details 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 visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2, Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1), COR2 Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13.

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Reasons

The proposed change of use of land from agricultural to domestic garden and erection of detached carport, store and plantroom 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 will have no adverse impact on the viability of the farm due to the loss of the agricultural land. As such the proposal is considered to comply with policies DM1, DM2, DM8, DM13, DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

15/00879/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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00880/CLP	Upper Levels 31 Meadowside Road Sandford Crediton Devon EX17 4NN	Certificate of Lawfulness for the proposed conversion of integral garage to living accommodation	PERMIT	DEL	07/08/2015

Conditions

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.

15/00882/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).
- 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

15/00884/CLU	Pallet Wood House Burlescombe Tiverton Devon EX16 7JZ	Certificate of Lawfulness for the existing use of building as dwelling for a period in excess of 4 years	PERMIT	DEL	06/08/2015
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Conditions

1 From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority on the balance of probability, Pallet Wood House has been substantially complete for a period of more than four years, with the unit of occupation, namely the house and associated garden area, being considered as the relevant planning unit, the certificate granted has been amended to reflect this.

15/00898/TPO	Beeches Dukes Orchard Bradninch Exeter EX5 4RA	Application to fell 1 Monterey Pine tree protected by Tree Preservation Order 08/00001/TPO	REFUSE	DEL	06/08/2015
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Reasons

1 The tree is a healthy good specimen and has good amenity value in Bradninch. The Tree Preservation Order protecting the tree is justified and the felling of the tree would cause harm to the amenity of the area. Refusal is recommended.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00909/FULL	Post Office Culmbridge Road Hemyock Cullompton Devon EX15 3QW	Erection of first floor extension over sorting office	PERMIT	DEL	07/08/2015

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 extension hereby approved shall be used for residential purposes in connection with the existing residential unit associated with The Post Office and shall not be used, let or otherwise disposed of as a separate unit of accommodation.
- 4 Prior to the extension being first brought into its intended use, a privacy screen shall be provided along the southern boundary of the flat roof giving access to the extension. Such a privacy screen shall be provided in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. Once provided the approved screen shall thereafter 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 concur with the nature of the application and the site is within a confined area where a separate unit of accommodation may not be appropriate, in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure there is no loss of privacy and amenity to the property located to the south (Sunny Nook) in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

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 within the Blackdown Hills Area of Outstanding Natural Beauty. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM13 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 discussions and determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00911/LBC	Dingley Dell Wembworthy Chulmleigh Devon EX18 7SN	Listed Building Consent for installation of replacement windows and patio doors, and enlargement of 1 window	PERMIT	DEL	07/08/2015

Conditions

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

Reasons

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

Reasons

The proposal for replacement white painted timber windows in traditional flush joinery 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) policy DM27 and paragraph 134 of National Planning Policy Framework.

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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

15/00915/FULL	The Old Dairy Hayne Barton Cullompton Devon EX15 1QW	Erection of an extension	PERMIT	DEL	03/08/2015
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Conditions

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

Reasons

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

Reasons

The proposed single storey rear extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00921/LBC	Higher Withleigh Farm Withleigh Tiverton Devon EX16 8JJ	Listed Building Consent for reconstruction of collapsed retaining wall of outbuilding and reinstatement of roof and first floor structures	PERMIT	DEL	06/08/2015

Conditions

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

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The 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 the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework.

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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/00924/FULL	Land at NGR 312776 115033 Highwood Farm Hemyock Devon	Erection of an agricultural building to store fodder	PERMIT	DEL	06/08/2015
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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 proposed roofing shall be Marley Eternit Farmscape in the colour anthracite, or a like for like replacement.
- 4 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.
- 5 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 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 Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM23 and DM29 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure materials are appropriate and to safeguard the rural character of the area within the Blackdown Hills Area of Outstanding Natural Beauty, in accordance with Policies DM2 and DM29 of Local Plan Part 3 (Development Management Policies).
- 5 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

This application scheme proposes the erection of an agricultural building to store fodder at NGR 312776 115033, Highwood Farm, Hemyock. The overall design and scale of the building is acceptable given its context and the building is considered reasonably necessary for the purposes of agriculture. The site is located within the Blackdown Hills Area of Outstanding Natural Beauty, in order to minimise its impact the building will be cut into the hillside and will be screened by the existing mature hedgerow; in addition it will be constructed of modern agricultural materials and will be in keeping with the immediate locality. As such, the proposed building is considered to be well-designed, sensitively and located, respecting and conserving the character and appearance of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007, DM2, DM22 and DM29 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/00928/FULL	Land and Buildings at NGR 303967 117391 Butteridge Farm Westleigh Devon	Erection of an agricultural livestock and storage building	PERMIT	DEL	03/08/2015
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Conditions

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

Reasons

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

Reasons

The application scheme proposes the erection of an agricultural livestock and storage building at Butteridge Farm, Westleigh. The overall design and scale of the building is acceptable given its context, the building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007, DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00930/FULL	Longrun Wembworthy Chulmleigh Devon EX18 7SB	Change of use of existing parts/storage building into additional living accommodation for existing dwelling	PERMIT	DEL	04/08/2015

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 residential dwelling which is to be extended in size as per the terms of this planning permission shall be occupied by the applicant (Mr and Mrs Manley) only and/or any other persons operating a business from the site as defined on the submitted site plan and block plan.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is located outside defined settlement limits in the open countryside, where national and local planning policy would not normally support residential development. However, given the circumstances in relation to the application site which is already lawfully occupied as a dwelling the development is considered acceptable subject to the restrictions as set out.

Reasons

The proposed change of use of existing storage building as an extension to the existing residential dwelling allowable under LPA ref: 14/00730/PNCOU is only considered acceptable for occupation by the applicant and/or any other person operating a business from the site given it's location in the open countryside where planning policy would not normal support the development of new residential development. This restriction is to be controlled by condition. In terms of the extension it is considered to be acceptable in terms of its scale, design and position at the rear of the building. 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 properties, given the site location is remote for the nearest residential house and within a small commercial estate that includes storage and dairy engineering units. Subject to the restriction as set out above the application scheme is considered to sufficiently accord with policy the requirement of policy DM21 of the Local Plan part 3, in that there is unlikely to be no commercial interest in the re-use of the site for employment purposes as it is directly attached to a dwelling. In summary the proposal is considered to comply with the following policies Local Plan part 3 (Development Management Policies) DM1, DM13, DM21, DM22 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 applicants. 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
15/00931/FULL	3 Plum Way Willand Cullompton Devon EX15 2QR	Erection of single storey side extension annex for elderly relative	PERMIT	DEL	04/08/2015

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 Before the extension hereby approved is first brought into use, one additional car parking space in the location shown on the approved block plan shall be provided in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the size, surfacing and drainage for the car park space. Once provided the car parking space shall be kept available for the parking of motor vehicles at all times.
- 4 The connecting door between the extension hereby approved and the existing lounge shall be installed prior to the first use of the extension and thereafter shall be retained.
- 5 The extension hereby approved shall be occupied for purposes ancillary to the primary occupation of the property known as 3 Plum Way, EX15 2QR and shall not be let, sold or otherwise occupied as a separate unit of accommodation.

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 provision of adequate off-street car parking for traffic attracted to the site as a result of the proposed annexe accommodation in accordance with Policies DM2 and DM8 of Local Plan Part 3 (Development Management Policies).
- 4 In the interests of retaining the extension as ancillary accommodation in accordance with Policies DM2 and DM13 of Local Plan Part 3 (Development Management Policies).
- 5 The provision of a separate unit of accommodation in this location would not be appropriate given the relationship of the extension with number 3 Plum Way and its surroundings, in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

Subject to the imposed conditions the proposed extension to provide ancillary accommodation 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.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00933/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

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.

15/00941/FULL	Stewart Farm House Stoodleigh Tiverton Devon EX16 9QA	Erection of extension to existing timber decking	PERMIT	DEL	07/08/2015
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Conditions

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

Reasons

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

Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/00942/LBC	Stearth Farm House Stoodleigh Tiverton Devon EX16 9QA	Listed Building Consent for extension of existing timber decking and installation of replacement windows	REFUSE	DEL	07/08/2015
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Reasons

- 1 The development affects a Listed Building and insufficient information has been provided to justify the proposed works. An accurate assessment could not be made to consider the impact of the proposals on the significance of the Grade II listed building. The proposal is considered to be contrary to 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.

15/00949/PNCOU	Land and Buildings at NGR 286505 104927 (Dovers Linhay) Cheriton Fitzpaine Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	PDA	DEL	06/08/2015
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Reasons

- 1 The proposed change of use of the building into one dwelling (C3) as shown on the submitted Site Location Plan 1:1250, received 15th June 2015 amounts to permitted development under Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.
- 2 The agricultural building to be retained on the site and located approximately 8 metres to the west of the proposed dwelling unit (and identified as the un-numbered building on the submitted and approved site location plan), shall not be used for the keeping of livestock or slurry or any other noxious agricultural waste.
- 3 In the interests of ensuring that the development is not adversely affected by such agricultural uses in terms of contamination risks and/or harm to amenity, and which uses would otherwise make the proposed development impractical or undesirable.

15/00954/FULL	1 Middle Pitt Cottages Whitnage Tiverton Devon EX16 7DU	Change of use of land and building from agricultural to equestrian, and formation of outdoor school	PERMIT	DEL	04/08/2015
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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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- 3 Prior to the use of any above ground materials first being used on the stable block details or samples of the materials (including type and style of timber cladding, Roofing material/colour, paintwork, stain and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details or samples and be so retained.
- 4 The development hereby permitted shall be used for domestic equestrian use only in connection with the occupation of the dwelling known as 1 Middle Pitt Cottages, EX16 7DU and shall not be used, let, sold or otherwise disposed of for commercial equestrian purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2, Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM23, DM27.
- 4 The potential effects on highway safety and the amenities of neighbouring residents have been assessed only on the basis of domestic use, in accordance with policies DM2 and DM23 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that private equestrian development in this location is considered to be appropriate and not to harm the visual amenities of the rural area or the amenities of neighbouring residents. Subject to a condition requiring additional information concerning materials for the stable, it is not considered that the development would have an unacceptable impact on heritage assets or surrounding countryside. The proposal is considered to comply with the requirements of relevant policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM23 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

15/00955/OUT	Land at NGR 3035334 110531(Townlands) Willand Devon	Outline for the erection of a dwelling	PERMIT	DEL	05/08/2015
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Conditions

- 1 No development shall begin until detailed drawings to an appropriate scale of the layout, scale and appearance of the building, and the landscaping of the site (hereinafter called the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.
- 4 The detailed drawings required to be submitted by Condition CO1 shall include the following additional information: boundary treatments, existing site levels, finished floor levels, external lighting, materials, landscaping and surface water drainage.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.			
6		No part of the development hereby approved shall begin until details of the tree protection fencing have been submitted to and approved in writing by the Local Planning Authority, such approved fencing shall be provided in accordance with the location specified in the Devon Tree Services Tree Constraints Appraisal, Tree Constraints Plan drawing number 15/048.1.TCP dated 8.07.15, and be so retained during the entire construction period.			
7		Following the provision of tree protection fencing in accordance with condition 6, no other part of the development hereby approved shall begin until the access, parking facilities, visibility splays, turning area, access drive and access drainage (provision shall be made within the site for the disposal of surface water arising from the access driveway so that none drains on to any County Highway), have been provided. The site access road shall be hardened, surfaced, drained and maintained thereafter for a distance of not less than 6.0 metres back from its junction with the public highway, and shall be retained for that purpose at all times. Any gates shall be set back by a minimum of 4.5m from the edge of the carriageway and hung to open inwards only.			
8		Prior to the first use of the development hereby permitted, the access footpath shall be provided and the kerbs shall be dropped with tactile surfaces laid in accordance with the proposed block plan showing access and the proposed dwelling, dated 22nd May 2015.			
9		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G relating to: the enlargement, improvement or other alteration to a dwellinghouse; additions or alterations to the roof of the dwellinghouse; porches; buildings incidental to the enjoyment of the dwellinghouse; hard surfaces incidental to the enjoyment of the dwellinghouse; chimneys and flues; of Schedule 2 Part 1, or Class A of Part 2 of Schedule 2, relating to gates, fencing, walls and other means of enclosure, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.			

Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 To enable the Local Planning Authority to consider the impact of the development particularly on the occupiers of the neighbouring properties (Clyst Barton, Rydon Crest and The Firs) and the adjacent conservation area, in accordance with policy DM2 of the adopted Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 For the avoidance of doubt and in the interests of proper planning.
- 6 : To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and the adopted Mid Devon Local Plan Part 3 DM2.
- 7 To prevent mud and other debris being carried onto the public highway, to ensure adequate facilities are available for the traffic attracted to the site and to ensure appropriate drainage provision is provided in the interest of public safety and to prevent damage to the highway, in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure safe and suitable access to and from the site for pedestrians, in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 9 To safeguard the visual amenities of the area, character and appearance of the Conservation area and residential privacy and amenity of neighbouring residents in accordance with the Mid Devon Core Strategy (Local Plan Part 1) COR2 and the adopted Mid Devon Local Plan Part 3 (Development Management Policies) DM2 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed outline permission for the erection of a dwelling at land at NGR 3035334 110531 (Townlands), Willand, is considered acceptable subject to the submission of reserved matters. The site is within the settlement limit of Willand, therefore the principle of residential development in this location is considered acceptable and in accordance with Policies COR1, and COR2 of the Mid Devon Core Strategy (Local Plan Part 1). Approval for the access is being sought; all other matters are reserved for consideration. The proposed access and turning area is considered suitable and sufficient visibility can be achieved; additionally, no potential increase in traffic that would adversely affect highway safety has been identified. Therefore, the proposal is considered to be in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework in respect of safe access to and from the site. Furthermore, it is considered that two parking spaces can be provided on site in accordance with policy DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies). The site is located adjacent to the Willand Conservation Area, the provision of a house in this location is not considered to cause harm to the conservation area, but the scale, design and siting of the proposed dwelling along with the landscaping should be sympathetic to the surroundings, ensuring the conservation area and its setting is conserved in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

15/00957/FULL	5 Salmon Hutch Uton Crediton Devon EX17 3QN	Erection of rear and side extensions (Revised Scheme)	PERMIT	DEL	03/08/2015
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Conditions

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

Reasons

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

Reasons

The application scheme for the rection of rear and side extensions is considered to be acceptable. The proposal would not result in over development of the curtilage given the large curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties, and/or raised surface water drainage issues. The design and scale of the proposed works are not considered to detract from the character and appearance of the existing dwelling. The proposal is therefore considered to comply with the following policies; COR2, COR11 and COR18 of the Mid Devon Core Strategy, DM1 DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/00958/CLP	Laburnum Morchard Road Crediton Devon EX17 5LS	Certificate of lawfulness for the proposed replacement of existing corrugated roof with natural slate roof	PERMIT	DEL	03/08/2015
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Conditions

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

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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00967/FULL	Land at NGR 272104 98680 (Littlecombe Farm) Bow Devon	.Formation of farm entrance with access track	PERMIT	DEL	06/08/2015

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

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 development makes a positive contribution to the character and amenity of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan 1) and DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme for the construction of a farm entrance with access track is considered to be acceptable in principle. The proposed track will provide direct and more suitable access to the main operations of the agricultural unit which are now focused to the west of the traditional farmstead following the development of the new livestock building and handling area. The Local Planning Authority does not consider that the proposed new access would have an unacceptable adverse impact on the general amenities of the area, the amenity of occupiers of nearby properties or have an unacceptable traffic impact on the local road network. The proposal would result in the loss of a reasonable length of hedgerow but given the sparse nature of the hedge at this point it is not considered that this would have an unacceptable impact on the local environment or have a detrimental impact on the visual amenity of the area. It is considered that, subject to appropriate landscaping, the proposed access would be acceptable in terms of its impact on the character and appearance of the area. On this basis the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM22 and Government advice in the National Planning 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 decision in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00974/CLP	5 Church Close Lapford Crediton Devon EX17 6PP	Certificate of Lawfulness for the proposed single storey rear extension	PERMIT	DEL	03/08/2015

Conditions

- 1 The above 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.

15/00976/FULL	Land and Buildings at NGR 295103 119434 (Springdale) Cove Devon	Erection of an open-sided shelter	PERMIT	DEL	07/08/2015
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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 shelter 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 necessary to support the existing private equestrian stables. As such the proposal is considered to comply with COR2 and COR18 of the Core Strategy 2007, DM2 and DM23 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/00978/FULL	Rivendell Lapford Crediton Devon EX17 6QU	Erection of a covered raised decking area	PERMIT	DEL	03/08/2015
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposed covered raised decking area is considered to be acceptable in terms of its scale, design and position at the rear of the property. The proposed development is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in overdevelopment of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following Policies: 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 the 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.

15/00985/CLP	12 Cleaves Close Thorverton Exeter Devon EX5 5NN	Certificate of Lawfulness for the proposed erection of an extension and porch	PERMIT	DEL	03/08/2015
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Conditions

- 1 The proposed porch and rear extension amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A and Class D of The Town and Country Planning (General Permitted Development) (ENGLAND) Order 2015.

15/00987/FULL	Exe Vale Lower Washfield Devon EX16 5NA	Erection of a two-storey extension	PERMIT	DEL	03/08/2015
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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 extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Reasons

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

15/00999/PNHH	2 Lockshallis Cottages Sampford Peverell Tiverton Devon EX16 7ED	Prior notification for the erection of a single storey conservatory extension extending 4.5m to the rear, maximum height of 4m, eaves height of 3.5m	PDA	DEL	03/08/2015
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Reasons

- 1 The proposed single storey conservatory extension at 2 Lockshallis Cottages, Sampford Peverell, meets with the requirements of Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

15/01000/LBC	Whelmstone Cottage Coleford Crediton Devon EX17 5DG	Listed Building Consent for the conversion of redundant hayloft to hobby room and associated internal works	PERMIT	DEL	07/08/2015
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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 No works shall commence until working details of the new glazing and fixings have been submitted to and approved by the Local Planning Authority. Installation of the windows shall be in accordance with these approved details, and so 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 In the interests of the conservation of the appearance of the listed building.
- 3 In the interests of the conservation of the appearance of the listed building.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal for replacement white painted timber windows in traditional flush joinery 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 National Planning Policy Framework paragraph 134.

15/01001/FULL	3 Camfield Drive Tiverton Devon EX16 6TL	Erection of two storey extension (Revised scheme)	PERMIT	DEL	04/08/2015
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Conditions

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

Reasons

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

Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2, DM8 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework.

Reasons

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

15/01002/FULL	Lower Hayne Barton Ashill Cullompton Devon EX15 3NL	Erection of double car port and garden store	PERMIT	DEL	06/08/2015
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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 Notwithstanding the annotated details on the approved plans, the roofing material for the proposed building shall be Marley Eternit Ludlow Major Interlocking Tiles in Antique Brown finish.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 2 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of appropriate materials for the development within the Conservation Area, in accordance with policies DM2, DM13 and DM27 of Local Plan Part 3 (Development Management Policies).

Reasons

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

Reasons

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

15/01014/LBC	4 Twyford Place Tiverton Devon EX16 6AP	Listed Building Consent for internal and external alterations	PERMIT	DEL	04/08/2015
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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 extract vent associated with the new second floor bathroom shall exit via a soffit vent in the eaves of the roof and in no other manner.

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 location of venting appropriate for the listed building in order to protect and safeguard its special interest, character and appearance, in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed works are considered to be justified, acceptable and in keeping with the special interest of the building. The works will not cause harm to the listed building or its setting. The proposal is therefore in accordance with Mid Devon Local Plan Part 3 policy DM27 and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01029/LBC	Fairpark Exeter Road Crediton Devon EX17 3BJ	Listed Building Consent for works to existing ancillary curtilage outbuilding	PERMIT	DEL	07/08/2015

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reasons

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

Reasons

The proposal is to undertake internal and external works to an existing curtilage listed building which will not result in harm to the character or setting 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 NPPF 134.

15/01031/FULL	24 Cromwells Meadow Crediton Devon EX17 1JZ	Erection of first floor extension	PERMIT	DEL	04/08/2015
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Conditions

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

Reasons

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

Reasons

The application for the erection of a first floor extension above the garage at 24 Cromwells Meadow, Crediton, and is therefore considered to be acceptable as a matter of principal. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The installation of additional windows is not considered to result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/01049/FULL	Lane End Morchard Bishop Crediton Devon EX17 6RQ	Erection of an extension	PERMIT	DEL	07/08/2015
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Conditions

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

Reasons

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

Reasons

The proposal for the erection of an extension is considered to be acceptable. The design and scale of the proposed extension is considered to respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in over development of the dwelling curtilage or result in any significant adverse impacts on the amenity of any neighbouring properties. On this basis the application scheme is considered to comply with the following COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan part 3 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.

15/01073/FULL	Restharrow Chawleigh Chulmleigh Devon EX18 7HT	Erection of a conservatory (Revised scheme)	PERMIT	DEL	05/08/2015
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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 conservatory hereby approved shall be of a timber frame (colour Granite RAL 6000) and shall be retained as such.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The application scheme is for the erection of a conservatory as an extension to a converted barn (residential conversion) within the open countryside. The proposed conservatory would be visible from across the valley to the south, however the use of the granite coloured timber frame will help the conservatory to blend with the appearance of the property. Overall the design and scale of the proposed extension is considered to be acceptable and the Local Planning Authority considers that it would not harm the character or appearance of the existing dwelling or the wider landscape. The property has a reasonable size curtilage and it is not considered that the proposal would result in over development of the curtilage. Given the scale of the extension and the relationship with the neighbouring properties it is not considered that the proposed conservatory would have a significant adverse impact on the living conditions of occupants of any of the neighbouring properties. The proposal is considered to be in accordance with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2, DM13 and DM27 of the Local Plan part 3 and Government advice in the National Planning Policy Framework.

Reasons

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