

# Decision Register

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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).

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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.
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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00500/LBC	Coombe Farm Knowle Cullompton Devon EX15 1PT	Listed Building Consent to strengthen and tie back chimney	PERMIT	DEL	12/08/2015

#### 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 repair and remedial works are considered to be beneficial to the conservation of the listed building. Therefore, the proposal is in accordance with the Mid Devon Local Plan (Local Plan Part 3) DM27 and paragraphs 132 and 14 of the National Planning Policy Framework.

15/00567/LBC	24 Fore Street Bradninch Exeter Devon EX5 4NN	Listed Building Consent to replace 4 windows	PERMIT	DEL	13/08/2015
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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 trickle vents shall be added to the windows hereby approved.
- 4 The sash windows hereby approved shall have curved traditional horns, not square or chamfered.
- 5 The window hereby approved shall have a painted finish only.

#### 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 a design and visual appearance appropriate to the quality and special interest of the listed building in order to comply with Mid Devon Local Plan Part 3 (Development Management Policies) DM27.
- 4 To ensure a design and visual appearance to the quality and special interest of the listed building in order to comply with Mid Devon Local Plan Part 3 (Development Management Policies) DM27.

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5 To ensure a finish and visual appearance appropriate to the age, quality and special interest of the listed building in order to comply with Mid Devon Local Plan Part 3 (Development Management Policies) DM27.

**Reasons**

The proposed works are considered to be justified and acceptable. The works will not cause harm to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (part 3) Policy DM27 and the National Planning Policy Framework and should be granted consent.

15/00737/FULL	Land at NGR 273034 96621 (Bowacre) Hittisleigh Devon	Change of use of agricultural land to allow the siting of 1 yurt and formation of camping area	PERMIT	DEL	11/08/2015
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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 (i)The site edged red on the site location plan and indicating the siting of a yurt shall be used for the siting of one (1) yurt only, which shall be occupied for holiday purposes only and not as a main or sole residence. (ii)The site edged red on the site location plan and labelled 'camping field' shall be used for camping for holiday purposes only. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the yurt and camping field, dates of occupation and their main home addresses and shall make this information available to the Local Planning Authority at all reasonable times.
- 4 Before the development hereby permitted is first brought into use, the vehicular access and parking areas indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway). Following their provision, these facilities shall be so retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies) relating to tourism and leisure development proposals.
- 4 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The application for the change of use of agricultural land to allow the siting of 1 yurt and the formation of camping area is considered acceptable. The proposed camping area will provide space to accommodate a low impact camping area providing a tourism offer for walkers/ramblers/cyclists to enjoy the local area and scenery. The proposed camping area is well screened from the surrounding landscape and public view points due to its topography and local land features; the site sits in a sloping valley and has no near neighbours and therefore is not considered to have an adverse impact on the local landscape character and visual amenities of the area. The application scheme raises no transport and/or access issues which raise concern and provides a good justification for the application for tourist and leisure development in this location. On this basis the application scheme is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM4, DM8 and DM24 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 discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00795/FULL	Land and Buildings at NGR 308324 111674 (Southwoods Farm) Ashill Devon	Conversion of redundant milking parlour to dwelling	REFUSE	DEL	12/08/2015
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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 negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

**Reasons**

- 1 The barn subject of this application is a former milking parlour with a simple single storey, linear form. The proposed development includes for the introduction of pitched canopies over external doors. These features are considered to introduce inappropriate design features to the building and would detract from its simple agricultural form, contrary to policy DM11 of Local Plan Part 3 (Development Management Policies).
- 2 The location of the site is adjacent to a stables and garages used for business purposes where it is considered that the noise and pollution levels associated with these uses is likely to have an adverse impact on the amenity of the occupiers of the property, particularly due to the proposed principal windows overlooking the stable yard and the proximity of both the stables and the garage to the building. No information has been provided as to how the presence of these uses would be mitigated. It is therefore considered that insufficient information has been supplied for the Authority to adequately assess the impact of the stables and use of the garages on the proposal and the amenity of potential occupiers. As such the proposal is considered to be contrary to Policies DM2, DM7, DM11 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Government guidance in the National Planning Policy Framework.
- 3 The proposed conversion provides for limited and minimal outdoor amenity space, consisting solely of an area of grass of approximately 13 square metres and which would be adjacent to and highly visible from other uses which would not be associated with the residential occupation of the building. It is therefore considered that the proposal fails to provide adequate private amenity space contrary to Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Government guidance in the National Planning Policy Framework.
- 4 The car parking to serve the dwelling would be located in an area separated from the proposed conversion by gates and a fence and located in front of the stable yard. Accordingly suitably located parking which would operate functionally with the dwelling, contrary to Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies), the Supplementary Planning Document 'The provision of parking in new development' and Government guidance in the National Planning Policy Framework.
- 5 Insufficient information has been provided to allow adequate assessment of the proposal in respect of its physical relationship with surrounding land uses, including the neighbouring existing residential property and business in the ownership of the applicant. Although the proposed description as applied for is a change of use of the building to a domestic dwelling, the supporting information makes it unclear as to whether or not part of the building may be proposed as an ancillary use to the existing dwelling or business at Southwoods Farm and this would be a material consideration.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00837/FULL	Broadmead Ash Stoodleigh Tiverton Devon EX16 9QQ	Conversion/Change of use of barn to a dwelling	PERMIT	DEL	10/08/2015

#### 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 Prior to the first occupation of the building, details of a vehicular passing place and improvements to the visibility splay shall be submitted to and approved in writing by the Local Planning Authority. The visibility splay shall measure from a point 2.4 metres back from the edge of the adjoining highway along the centre line of the existing access, without obstruction over a height of 600 millimetres above adjoining road level for a minimum distance of 43 metres, on both sides of the access. The visibility splay and passing place shall be provided in accordance with approved details and shall be so retained at all times.
- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, G or H of Part 1, or Class C of Part 2 of Schedule 2, relating to extensions, roof alterations, porches, outbuildings, chimneys, microwave antenna, exterior painting or new windows shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an adequate passing place and visibility at the point of access and egress are available for shared use by the existing property and the new residential unit, in the interest of highway safety under Policies DM8 and DM11(a) of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and appearance of the building in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed change of use of the barn is considered to be supported under national and local policy, and the residential use is not considered to result in harm to the privacy or amenity of the occupiers of another dwelling, or its surroundings. Subject to condition to improve the visibility and passing point along the private lane, the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8 and DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is hereby granted, subject to conditions.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>15/00880/CLP</b>	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.

<b>15/00908/FULL</b>	Unit 17 Mountbatten Road Tiverton Devon EX16 6SW	Change of use from B1 (light industrial) to B2 (Motorcycle servicing, repairs and MOT testing with ancillary storage and sales)	PERMIT	DEL	12/08/2015
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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 building to which this application relates shall be used solely for motorcycle repairs, servicing, MOT testing, and storage and sales ancillary to the aforementioned use, and for no other purpose falling within the wider B2 use class.

**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 protect against an unrestricted general business use, which could result in an unacceptable adverse impact upon the amenity of neighbouring residents in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed change of use from B1 to B2 for the purposes of permitting a motorcycle repair, service and MOT business with ancillary storage and sales is considered to be appropriately justified and viable new business venture which is not considered to result in unacceptable harm to the privacy or amenity of the occupiers of nearby dwellings, or to the character and amenities of the area. The proposed change of use is also not deemed to be incompatible with the existing operations within the business unit, and as such the proposal is considered to comply with COR1, COR4 and COR13 of the Core Strategy 2007, DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework (notably Part 1).

**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 discussing with 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.

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.

15/00912/LBC	The Gatehouse Castle Street Bampton Tiverton Devon EX16 9NS	Listed Building Consent for the conversion of outbuilding to habitable accommodation	PERMIT	DEL	12/08/2015
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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 windows hereby approved shall be flush fitting side hung casement windows with structural glazing bars and have no trickle vent and shall have a painted finish.

#### 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 that the finish and design of the works are appropriate for the listed building and will ensure the retention of its special interest as per DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

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

15/00938/FULL	Land at NGR 290544 107699 (Farleigh Back Road) Cadeleigh Devon	Conversion of agricultural storage building to dwelling and erection of an extension	PERMIT	DEL	10/08/2015
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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 development shall be carried out in accordance with the recommendations set out within the submitted ecology survey, dated 16th June 2015.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E and G of Part 1, or Class C of Part 2 of Schedule 2, relating to the enlargement or alteration of the dwelling or its roof, the provision of the outbuilding within the curtilage or exterior painting, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.
- 5 As per the information sheet submitted to the Local Planning Authority, the proposed windows and window frames shall be natural timber, flush fit casement windows. The windows shall be stained and shall be so retained.
- 6 The external doors hereby proposed shall be constructed of natural timber, be stained and shall be so retained.
- 7 The external doors, door frames and windows shall be recessed into the walls by 10 centimeters upon fitment 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 any nature conservation interests are preserved in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 6 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 7 To ensure the use of materials and detailing appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM11.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The existing barn can be converted with minimal exterior alterations, and its somewhat attractive character and appearance will be retained. The impact to the setting of the site is considered to be minimal. An adequate level of parking has been provided and the application is unlikely to result in an unacceptable impact on the local road network. Mitigation can be provided to ensure the safeguarding of protected species on the site, and this will be conditioned. Considering the site's rural location, the conversion of the barn to a dwellinghouse is not considered to result in any unacceptable impacts to a neighbouring dwelling. The proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8 and DM11 of the Local Plan Part 3 (Development Management Policies) and Part 7 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 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.

15/00941/FULL	Stearth 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.

**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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

**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.

15/00959/FULL	Moor Cottage Ashill Cullompton Devon EX15 3NN	Erection of two storey extension	PERMIT	DEL	11/08/2015
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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 Before its first use on the building, a sample and/or details of the type, size and finish of timber cladding shall be submitted to, and be approved in writing by the Local Planning Authority. Such approved cladding shall be so used and retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and the character and appearance of the conservation area in accordance with Mid Devon Local Plan Part 3 DM1, DM2, DM13, DM27 Mid Devon Core Strategy (Local Plan Part 1) COR2

**Reasons**

The proposed two storey side and front extension to the property by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with policies DM2, DM13 and DM27 of Mid Devon Local Plan Part 3 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 negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00960/FULL	Byes Farm Hemyock Cullompton Devon EX15 3TA	Conversion of existing barn to garaging with offices above (Revised Scheme)	PERMIT	DEL	13/08/2015

### 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 take place until a detailed schedule of works to secure the safety and stability of the building and to include details of how the feeding trough, original timber posts and Chert cobbled floor will be retained and how the evidence of the removed timber posts will be shown, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.
- 4 Prior to the installation of windows, doors and flush conservation roof lights, details of the new external doors/door frames/windows/roof lights, including sections, mouldings and profiles, finishes and glazing shall have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/roof lights shall be in accordance with these approved details, and be so retained.
- 5 Prior to the first use of any render on the building, details/samples of the render finish (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples and be so retained.
- 6 A sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the external walls of the development/works hereby permitted shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building(s). Such approved stone colour, texture, pointing, mortar and coursing shall be so used and retained.
- 7 Natural slate only - the roof covering of the development hereby permitted shall be of natural slate a sample of the type and size of natural slate shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and retained.
- 8 No installation works for any venting, pipework or rainwater goods shall begin until details of any venting and pipe work, including rainwater goods have been submitted to, and approved in writing by, the Local Planning Authority. Such venting, pipework and rainwater goods shall be installed in accordance with these approved details, and shall be so retained.
- 9 Prior to works beginning for the installation of the external stairs proposed on the east elevation, details shall be submitted to and approved in writing by the Local Planning Authority of the surfacing for the treads and risers of the steps and the materials and finish of the balustrading and railings for the external staircase. The development shall be carried out in accordance with the approved details and thereafter retained.
- 10 No hardsurfacing/landscaping works in the areas shown on the approved plan(s) shall begin until details/samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 11 The development hereby permitted shall be used only for purposes ancillary and incidental to the use of the dwellinghouse currently known as Byes Farm, Hemyock, EX15 3TA, and shall not be separately used, let, sold or otherwise disposed of separately from the dwellinghouse known as Byes Farm, Hemyock, EX15 3TA.

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the appropriate preservation of these historic features in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.			
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 policies DM2, DM13, DM27 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
5		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 policies DM2, DM13, DM27 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
6		To ensure the use of stone, mortar, coursing and pointing appropriate to the development/works in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with COR2 of Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13, DM27 and DM29 of Mid Devon Local Plan part 3 (Development Management Policies).			
7		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 policies DM2, DM13, DM27 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
8		To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with policies DM2, DM27 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
9		To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with policies DM2, DM27 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
10		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 policies DM2, DM13, DM27 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
11		To safeguard amenities of the dwellinghouse, the local road network and the character and appearance of the surrounding area in accordance with policies DM2, DM13, DM27 and DM29 of Mid Devon Local Plan part 3 (Development Management Policies).			

## Reasons

The proposed conversion of the linhay is considered to be the conversion of a redundant building of substantial and permanent construction that positively contributes towards the areas rural character. The building will be used for ancillary domestic use, providing a two bay covered parking area, store and log shed at ground floor level, with an office incorporating a WC and small kitchen area at first floor level that will be used for purposes incidental to the enjoyment of the dwellinghouse only. The conversion of this building will provide ancillary accommodation to the dwellinghouse on site; it is not considered that the proposed works will result in over development of the dwelling curtilage, or have an adverse impact on the living conditions of occupants of neighbouring properties, and respects the character, scale, setting and design of the existing dwelling. A suitable access to the building is in place and will remain as existing. The building can be converted without significant alteration, extension or rebuilding and the subject to conditions the design retains the original character of the building and the surrounding historic farmstead. The proposed works are considered to preserve the biodiversity interests at the site. Byes Farm, although not statutorily listed or designated has a farmstead that forms a part of the historic agricultural landscape within which it is situated, and is considered to be a positive contribution to the landscape character and therefore has a local level of significance. Moreover, due to the farmstead containing more than one traditional farm building and as the historic relationship between the associated buildings remains intact, the building and the farmstead can be considered significant. Subsequently, Byes Farm has been identified by the local planning authority as a heritage asset and is on the Mid Devon local list of heritage assets. Overall, the conversion works are considered to respect the significance, character and setting of the building, conserving the building and wider farmyard within which it is sited. The key identifying features of the buildings historic use will be retained and the buildings conversion will likely prevent further deterioration of the building. The site is located within the Blackdown Hills Area of Outstanding Natural Beauty, the proposed conversion of this building is considered to conserve the cultural heritage, character and appearance of the AONB. As such, the proposal is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM11, DM13, DM27 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies), policies PD 1/B and PD 2/A of the Blackdown Hills AONB Management Plan 2014-19 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, discussions, and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/00976/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.

15/00977/FULL	14 Silverdale Silverton Exeter EX5 4JF	Erection of single storey side extension in place of existing garage and erection of conservatory to rear	PERMIT	DEL	10/08/2015
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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 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 the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

15/00979/OUT	Little Chace Updownman Tiverton Devon EX16 7DW	Outline for the erection of a dwelling	REFUSE	DEL	12/08/2015
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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 and 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 National and local planning policy states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances to justify an approval. A case has been submitted for the provision of a dwelling in this rural location; however this justification is not considered to amount to special circumstances and considered to carry insufficient weight so as to override local and national policy. The proposed residential development is considered to be in conflict with policies COR1, COR12 and COR18 of the Core Strategy (Local Plan Part 1), and the National Planning Policy Framework (notably Part 6 Paragraph 55).

15/00984/TPO	3 Cottey Brook Tiverton Devon EX16 5BR	Application to carry out works to 1 Cedar tree protected by Tree Preservation Order 03/00007/TPO	PERMIT	DEL	14/08/2015
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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. 5) by an appropriate experienced and qualified tree surgeon.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- The works hereby permitted shall consist solely of the following: a) Reduction of lowest two (2) branches on the west side of the tree by up to 1 metre where they are beginning to encroach onto the highway.

**Reasons**

- To ensure the works carried out remain appropriate to the conditions of the tree and in the interests of visual amenity.
- To ensure the works are carried out in accordance with best Arboricultural practice.
- 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 in accordance with best Arboricultural practice.

**Reasons**

The amended proposal is acceptable in that the revised specification of works is not considered to affect the health of the tree or its amenity value.

<b>15/00996/FULL</b>	Land at NGR 296100 114106 Hayne Court Tiverton Devon	Erection of 4 dwellings with new vehicular and pedestrian access and infrastructure works (Revised scheme)	PERMIT	DEL	14/08/2015
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**Conditions**

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 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 previously been submitted to and approved in writing by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- No development shall take place until protective fence has been erected to prevent debris/pollution entering into the Town Leat in accordance with details of the height, type and location of the fence which shall have been previously submitted to and approved in writing by the Local Planning Authority.
- No development shall take place until full details of the sustainable urban drainage system to be provided on site, including its long term maintenance and management, shall have been submitted to and approved in writing by the Local Planning Authority. The approved sustainable urban drainage system shall be fully operations before any of the dwellings hereby permitted are first occupied and shall be so retained and maintained thereafter.
- The proposed estate road, verges, junctions, sewers, drains, surface water outfall, visibility splays, accesses, car parking shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
- No dwelling hereby permitted shall be first occupied until the following works have been carried out to the written satisfaction of the Local Planning Authority: A) The access including the vehicle turning head shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; B) Visibility splays have been laid out to their final level; C) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; D) The verge and service margin and vehicle crossing on the road frontage of the dwellings have been completed with the highway boundary properly defined.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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12					

#### 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 an appropriate record is made before construction work begins of archaeological evidence that may be affected by the development in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To protect the Town Leat from pollution during the construction period in accordance with Policy DM7 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure that appropriate surface water drainage details are approved prior to the development commencing and to ensure appropriate measures are in place to deal with surface water drainage from the site, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure that adequate information is available for the proper consideration of the detailed proposals to ensure that the development accords with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with Policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies).
- 8 In the interests of highway safety and to protect the amenities of neighbouring residents in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 9 To ensure materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 10 In the interest of the visual amenities of the area, to protect the Town Leat and in the interests of health and safety in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 11 To ensure the development makes a positive contribution to the visual amenities of the area and to provide additional wildlife habitats in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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12 To ensure the size of the replacement dwelling reflects the requirements of policy DM12 of the LP3 DMP and to ensure the 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 current proposal is acceptable in that the principle of the provision of 4 dwellings on the site meets local and national planning policy. The design of the proposed dwellings is considered to be typical of the area and to be in keeping with surrounding development. Adequate levels of parking, amenity space and bin storage provision are to be provided. In addition, subject to conditions, the development is not considered to have an unacceptable impact on highway safety, the environment, neighbouring residents or heritage assets. The development will generate payment of a New Homes Bonus. The proposal is considered to comply with the requirements of relevant Policies: COR1, COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM7, DM8, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

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

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.

**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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01021/FULL	39 Prowses Hemyock Cullompton Devon EX15 3QG	Conversion of loft, and erection of extension and replacement garage	PERMIT	DEL	10/08/2015

#### 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 development hereby permitted is first brought into its permitted use the roof lights on the rear west elevation shall be glazed with translucent glass and the upper two windows shall be non-opening, and be so retained.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the privacy of the occupiers of 1 Redwood Close, 37 and 41 Prowses, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed rear extension and replacement garage by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within the Area of Outstanding Natural Beauty but is not considered to detract from the character, appearance or other aspects of its natural beauty. As such the proposal is considered to comply with Policies DM2, DM13 and DM29 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

#### Reasons

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

15/01029/LBC	Fairpark Exeter Road Crediton Devon EX17 3BJ	Listed Building Consent for works to existing ancillary curtilage outbuilding	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.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The proposal 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.

15/01049/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.

15/01055/FULL	45 Chestnut Drive Willand Cullompton Devon EX15 2SJ	Erection of an extension	PERMIT	DEL	13/08/2015
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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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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

#### Reasons

The application for the erection of a first floor extension above the garage at 45 Chestnut Drive, Willand is 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 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 COR17, Local Plan part 3 (Development Management Policies) DM2 and DM13 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.

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15/01064/FULL	Knights Hayes Park Bolham Devon	Installation of 3 Pay and Display machines and related instruction signage	PERMIT	DEL	12/08/2015
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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 pay and display machines, by virtue of their scale, massing, design and location are not considered to harm the character and appearance of the area or the setting of a heritage asset. The proposal is a reasonable distance from the public highway, and is unlikely to create any significant impacts on the local road network. As such the proposal is considered to comply with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM27 of the Local Plan Part 3, 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01065/ADVERT	Knightshayes Park Bolham Devon	Advertisement Consent to display 3 instruction signs associated with adjacent Pay and Display machines	PERMIT	DEL	12/08/2015

#### Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

#### Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

#### Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality which the site lays. The proposal is in accordance with Local Plan Part 3 (Development management policies) and government guidance in The National Planning Policy Framework and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

#### 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.

15/01066/FULL	Heathcoat Cricket Club Knightshayes Park Bolham Devon	Installation of a Pay and Display machine and related instruction signage	PERMIT	DEL	12/08/2015
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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 pay and display machine, by virtue of its scale, massing, design and location is not considered to harm the character and appearance of the area or the setting of a heritage asset. The proposal is a reasonable distance from the public highway, and is unlikely to create any significant impacts on the local road network. As such the proposal is considered to comply with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM27 of the Local Plan Part 3, and the National Planning Policy Framework.

**Reasons**

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

15/01067/ADVERT	Heathcoat Cricket Club Knightshayes Park Bolham Devon	Advertisement Consent to display an instruction sign associated with adjacent Pay and Display machine	PERMIT	DEL	12/08/2015
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**Conditions**

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

**Reasons**

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

**Reasons**

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality which the site lays. The proposal is in accordance with Local Plan Part 3 (Development management policies) and government guidance in The National Planning Policy Framework and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

**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
15/01079/FULL	Willow Brook Kennerleigh Crediton Devon EX17 4RS	Erection of double garage attached to north elevation (to replace single garage) and recladding of bungalow in rendered concrete particle board	PERMIT	DEL	13/08/2015

#### 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.

#### Reasons

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

#### Reasons

The application scheme for the erection of a double garage attached to north elevation (to replace single garage) and recladding of bungalow in rendered concrete particle board at Willow Brook, Kennerleigh is considered to be acceptable in principle. The scale and design of the garage is considered to respect the character, scale, setting and design of the existing dwelling. Overall it is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties. Both aspects of the proposal are 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 DM13 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 determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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