

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00391/MOUT	Land at NGR 295599 122818 (North of Bouchier Close) Bampton Devon	Outline for the erection of between 15 and 20 dwellings and up to 2500 sq. m. of B1 floor space including landscaping, parking and provision of vehicular access from the B3190	REFUSE	COMM	28/08/2015

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 pre application discussion, 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.

Reasons

- 1 The emerging Local Plan Review 2013-2033 Proposed Submission proposes re-classification of Bampton's status a market town and key focus of development, to a village with a limited role and development to meet local needs only and to remove the allocation of which this site forms part. Although the site is currently still allocated under policy AL/BA/2 of the Mid Devon Allocations and Infrastructure DPD, the Local Planning Authority considers on balance that significant weight can be attributed to the emerging Local Plan Review 2013-2033 Proposed Submission to justify a refusal due to three factors: a)there is general support for the re-classification of Bampton as a village and removal of the allocation, with only one unresolved objection (from the applicant) received on each of these proposals during consultation on the Proposed Submission document; b)the emerging Local Plan Review 2013-2033 Proposed Submission takes a fundamentally different strategic approach in relation to Bampton's role within the District which no longer requires the level of residential and employment development required by the Mid Devon Core Strategy (Local Plan 1); c)the site was only allocated under policy AL/BA/2 of the Allocations and Infrastructure DPD as this site was the only opportunity in Bampton for the kind of co-location and cross-subsidy required to meet the (now out of date) targets in the Mid Devon Core Strategy (LP1) in the longer term, despite there being no immediate need and the acknowledged difficulty in developing the site. The Local Planning Authority considers that, on balance, the policy justification for refusing the application therefore outweighs the policy justification for approving it.
- 2 In the opinion of the Local Planning Authority, it has not been demonstrated that the quantum of development proposed can be provided in an acceptable form. In particular, the proposal does not demonstrate a clear understanding of the site, its wider context and the surrounding area, taking into account the potential for the development to harm the character of Bampton at this gateway site on the edge of the village, nor does it demonstrate that an acceptable relationship can be achieved between the residential and commercial elements on the site and the remainder of the allocation, nor that a satisfactory Sustainable Urban Drainage Scheme to prevent the risk of flooding elsewhere can be achieved on the site, contrary to policies COR2, COR11 and COR16 of the Mid Devon Core Strategy (Local Plan 1), AL/BA/2 of the Allocations and Infrastructure DPD (Local Plan 2) and DM2 of the Local Plan 3 (Development Management Policies).
- 3 In the opinion of the Local Planning Authority, the proposal does not present sufficient certainty that the site will be developed as a mixed use scheme or that the economic and sustainability benefits of delivering employment floorspace on the site will be achieved, contrary to policies COR1 and COR16 of the Mid Devon Core Strategy (Local Plan 1) and AL/BA/2 of the Allocations and Infrastructure DPD (Local Plan 2).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00925/FULL	Barton Farm Hittisleigh Exeter Devon EX6 6LF	Replacement of existing monopitch roof of agricultural building with a double pitch slate roof and tallet	PERMIT	DEL	01/09/2015

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 proposal for the replacement of existing monopitch roof of an agricultural building with a double pitch slate roof at Barton Farm, Hittisleigh is considered acceptable in design terms and how it will sit within the street scene. Furthermore it is not considered that the scope of works would have an impact on the amenity of any nearby properties. On this basis the proposal is considered to be acceptable 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 DM27.

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 completion of the application with a positive outcome. 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.

15/00927/LBC	Barton Farm Hittisleigh Exeter Devon EX6 6LF	Listed Building Consent for the replacement of existing monopitch roof of agricultural building with a double pitch slate roof and tallet	PERMIT	DEL	01/09/2015
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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.

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.

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

Reasons

The proposal for the replacement of existing monopitch roof of agricultural building with a double pitch slate roof will not result in significant harm to the character or appearance of the listed building and/or result in the loss of valuable historic fabric. On this basis the proposal is considered to be acceptable in accordance with the Local Plan Part 3 (Development Management Policies) DM27 and Government guidance within the National Planning Policy Framework para 134.

15/00943/CLP	6B Pippins Field Uffculme Cullompton Devon EX15 3BS	Certificate of lawfulness for the proposed erection of an extension	PERMIT	DEL	04/09/2015
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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.

15/00983/FULL	Land and Buildings at NGR 305093 117453 (Knowle Chicken Farm) Westleigh Devon	Erection of a 250kW wind turbine with maximum blade tip height of 45m, hub height of 30m, and associated infrastructure including turbine foundation and cabling	REFUSE	DEL	01/09/2015
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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 and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The Local Planning Authority have no areas identified in a Local or Neighbourhood Plan as suitable for wind energy development and along with the number of local objections received it is considered that the proposed application for a 45m to tip wind turbine does not meet with the requirements of the written ministerial statement from the Secretary of State for Communities and Local Government (Greg Clark) on 18th June 2015.
- 2 Insufficient evidence has been provided to enable the proper consideration of the application and to demonstrate that the proposed wind turbine would have an acceptable impact upon the setting of nearby designated heritage assets, including the Grade I listed Holcombe Court and Parish Church of All Saints, Grade II* listed Priest's House and Dove Cote and other Grade II listed buildings in the locality, contrary to Policies DM2 and DM27 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 3 Insufficient evidence has been provided to demonstrate that the proposed wind turbine would have an acceptable impact upon the character and appearance of the surrounding rural landscape, including the nearby Blackdown Hills Area of Outstanding Natural Beauty, contrary to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM5 and DM29 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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4 Insufficient evidence has been provided to demonstrate that the proposed wind turbine would have an acceptable visual impact in this rural landscape, including from residential properties and in views from the nearby Blackdown Hills Area of Outstanding Natural Beauty, contrary to Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM5 and DM29 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.					

15/01035/LBC	Coldharbour Mill Coldharbour Uffculme Cullompton Devon EX15 3EE	Listed Building Consent for replacement of hip and ridge coverings to Combing Shed	PERMIT	DEL	02/09/2015
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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 development shall be carried out in accordance with the submitted schedule of works at all times.

Reasons

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

Reasons

The needs for the use of the new material are based on a desire to give long term protection to the condition of the building that may otherwise suffer from vandalism and theft. This aspiration has obvious public benefits in this case despite some concerns about using a modern material. On this basis the proposal is considered to be acceptable in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraph 134 of the National Planning Policy Framework.

15/01052/FULL	11 Lupin Way Willand Cullompton Devon EX15 2SB	Erection of extension following demolition of garage/store	PERMIT	DEL	04/09/2015
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Conditions

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

Reasons

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

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Reasons

On balance the proposed single storey extension and swimming pool by virtue of their 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 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.

15/01063/CLU	Mobile Home Hazel Croft Whitnage Tiverton Devon EX16 7DU	Certificate of lawfulness for the existing use of land for the siting of 1 residential caravan and associated garden for a period in excess of 10 years	PERMIT	DEL	28/08/2015
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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 the Mobile Home, Hazel Croft, has been sited on the land for residential purposes for a period in excess of 10 years, with the unit of occupation, namely the caravan and associated garden area, being considered as the relevant planning unit, the certificate granted has been amended to reflect this.

15/01082/LBC	Penton Penton Lane Crediton Devon EX17 1ED	Listed Building Consent to replace french doors, casement window and alterations to existing internal shutters	PERMIT	DEL	01/09/2015
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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.

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.

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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 and in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraph 134 of the National Planning Policy Framework.

15/01104/OUT	Land at NGR 310114 115966 (Whitton Cottage) Nicholashayne Devon	Outline for the erection of a dwelling	REFUSE	DEL	04/09/2015
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Reasons

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

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 would be in an unsustainable location and is considered to be in conflict with Policies COR1, COR12 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework (notably Part 6 Paragraph 55).

15/01107/FULL	Burnt House Farm Hockworthy Devon TA21 0NN	Conversion of garage to habitable living accommodation and erection of extension and canopy	PERMIT	DEL	04/09/2015
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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 conversion and 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.

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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.

15/01136/FULL	Land and Buildings at NGR 298863 109304 (Oburnford Farm) Cullompton Devon	Erection of extension to existing agricultural building (Building A)	PERMIT	DEL	04/09/2015
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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 extension to an existing agricultural building for livestock housing at Oburnford Farm, Cullompton. 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 (Local Plan Part 1), 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 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.

15/01137/FULL	Land and Buildings at NGR 298863 109304 (Oburnford Farm) Cullompton Devon	Erection of extension to existing agricultural building (Building B)	PERMIT	DEL	04/09/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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 extension to an existing agricultural building for machinery and other general storage at Oburnford Farm, Cullompton. 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 (Local Plan Part 1), 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 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.

15/01138/FULL	Youngs Farm Colebrooke Crediton Devon EX17 5JH	Installation of 14 3.99kWp solar PV panels on roof	PERMIT	DEL	04/09/2015
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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 is for the installation of 14 3.99kWp solar PV panels on the roof of a converted barn. Overall although the installation of the solar panels would impact on the character and appearance of the converted barn, the harm is not considered to be unacceptable and the benefits of the provision of a renewable energy source are considered to outweigh any perceived harm to the character or appearance of the building. Although the site is within the conservation area it is not considered that the installation would detract from the character and/or appearance of the conservation area or the setting of any surrounding listed buildings. The proposal is considered to be acceptable in accordance with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM2, DM5, DM13, DM27 of Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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Reasons

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

15/01142/FULL	Land and Buildings at NGR 305188 112386 (Unit 13) Hitchcock's Farm Uffculme Devon	Erection of extension to existing commercial building (B1/B2/B8 use)	PERMIT	DEL	04/09/2015
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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

Overall the proposed extension to an existing commercial building for B1/B2/B8 use is considered to be of an appropriate use and scale for its location. the development will not result in an unacceptable impact on the local road network, will not have an unacceptable adverse impact to the character and appearance of the countryside and it is considered appropriate to extend the existing building rather than move the business or part of it to a site or premises in the immediate area. As such, the proposal complies with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM20 of the Local Plan Part 2 (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.

15/01147/FULL	15 Hensons Drive Westleigh Tiverton Devon EX16 7SB	Conversion of part of existing garage to form additional living accommodation and erection of first floor over garage	PERMIT	DEL	02/09/2015
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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.

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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before the first floor balcony is first brought into use, a privacy panel of at least 1.8m in height (measured from the floor of the balcony) shall be provided in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The approved privacy panel shall thereafter be retained as such.

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 13 Hensons Drive, Westleigh in accordance with Adopted Mid Devon Local Plan (LDF) and policy DM13 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposed conversion of part of existing garage to form additional living accommodation and erection of first floor over garage at 15 Hensons Drive, Westleigh is considered acceptable in principle. Overall, the extension is not considered to have a detrimental effect on the character or appearance of the existing dwelling. The first floor extension is considered to be appropriately scaled and designed to provide an overall coherent appearance for the dwelling, and subject to conditions, without adversely affecting the residential amenities or privacy of surrounding occupiers. As such the proposed development is in line with COR2 and COR18 of the Local Plan part 1; and Development Policies DM1, DM2 and DM13 of the Local Plan part 3, as well as National Planning Policy Framework.

Reasons

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

15/01152/FULL	Old School Station Road Bampton Tiverton Devon EX16 9NG	Change of use from builder's store to library and community resource centre	PERMIT	DEL	04/09/2015
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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 as a library and resource centre and for purposes ancillary to the aforementioned use, and for no other purpose falling within the wider D2 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.

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3 To protect against an unrestricted D2 assembly and leisure use, which could result in an unacceptable adverse noise impacts 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 to a library and community resource centre (D2) is considered to be an appropriate form of development in a sustainable location within Bampton, and will maintain a use within the community which shall preserve the vitality and viability of the town. Furthermore, the proposed change of use is not deemed to result in harm to the privacy or amenity of the occupiers of another dwelling, or the conservation area subject to condition to ensure the D2 use is not unrestricted to wider assembly and leisure uses. As such the proposal is considered to comply with COR1, COR2, COR4, COR6 and COR16 of the Mid Devon Core Strategy 2007, policies DM1, DM2, DM8, DM16, DM25, DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01163/FULL	Higher Court Green Bampton Tiverton Devon EX16 9AB	Erection of garage following demolition of existing garage and a loose box	PERMIT	DEL	04/09/2015
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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 garage 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01166/LBC	The Coach House Kentisbeare Cullompton Devon EX15 2AP	Listed Building Consent for the installation of a wood-pellet boiler with flue and removal of existing oil tank	PERMIT	DEL	04/09/2015

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.
- 3 The flue hereby permitted shall be finished in a matt grey painted finish and thereafter retained as such.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of appropriate materials and finishes in the interests of preserving the character, appearance and setting of the listed building in accordance with policies COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM27 of Local Plan Part 3 (Development Management Policies).

Reasons

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 and therefore complies with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

15/01170/FULL	The Coach House Kentisbeare Cullompton Devon EX15 2AP	Installation of a wood-pellet boiler with flue and removal of existing oil tank	PERMIT	DEL	04/09/2015
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Conditions

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

Reasons

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

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Reasons

The proposed installation of a wood-pellet boiler with flue and removal of existing oil tank affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building and will preserve the privacy and amenity of neighbouring properties, and therefore complies with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01185/FULL	Meadowsweet Cottage Chilton Crediton Devon EX17 4AQ	Installation of oil tank	PERMIT	DEL	02/09/2015
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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 installation of an oil tank within the curtilage of this listed building is considered to be acceptable. The scale, design and siting are considered to respect the character of the existing dwelling. It is not considered that the siting of the proposed oil tank would harm the character or appearance of the listed building or its setting. The proposal is not considered to result in the over development of the curtilage and there are no concerns regarding impact on the neighbouring properties. Given this assessment the application scheme is considered to comply with the following policies COR2 and COR18 of the Local Plan part 1, DM1, 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 issuing 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.