

## Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00728/FULL	Land at NGR 308508 110910 Ingleton Farm Ashill Devon	Siting of a mobile home and erection of a single toilet/shower for an agricultural worker, shed, dog kennel, and polytunnel	REFUSE	DEL	09/09/2015

### 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 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.

### Reasons

- 1 The proposal is for the siting of a temporary agricultural workers dwelling in the open countryside. The business proposed comprises of a chicken rearing enterprise but no business plan has been submitted to demonstrate how the business is intended to progress, financial information is limited and it does not appear that the applicant has looked to alternative living accommodation in the locality or to what remote monitoring equipment could be used in lieu of an on-site presence. In the opinion of the Local Planning Authority the applicant has not shown; i) An essential need for one or more workers to be readily available at most times; ii) A firm intention and ability to develop the enterprise; iii) Sound Financial Planning. iv) That there are no other properties in the locality that could satisfy the demand. The proposal does not meet the requirements of Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM10 of the Local Plan Part 3 (Development Management Policies) or Government advice contained in National Planning Policy Framework.
- 2 Insufficient information has been provided to demonstrate that the agricultural buildings proposed on the site are reasonably necessary to support the farming activities on the holding, contrary to policy DM22 of Local Plan Part 3 (Development Management Policies).
- 3 Policy DM2 of Local Plan Part 3 (Development Management Policies) seeks to ensure that appropriate drainage of sites is provided including connection of foul drainage to a mains sewer where available. In this instance the nearest foul sewer connection is on the opposite side of the road to the application site, however the applicant proposes non-mains drainage disposal of foul sewage. Insufficient information has been provided to demonstrate that connection to the mains sewer is not practical or achievable in this instance, contrary to Policy DM2 of Local Plan Part 3 (Development Management Policies).

15/00813/TPO	Land at NGR 299031 102315 (Adjacent Telephone Exchange) Strathculm Road Hele Devon	Application to remove a limb from 1 Beech tree protected by Tree Preservation Order 92/00004/TPO	PERMIT	DEL	09/09/2015
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### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.

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- 3 The works hereby permitted shall consist solely of the following: a) Remove 2 northerly growing 2nd order branches from 1st order branch to the north (over power lines), 100mm diameter cuts b) Reduce 1st order branch to the north west at 4.5m to westerly growing 2nd order branches clear of building making two 70mm diameter cuts c) Reduce remainder of north western through to north eastern aspect of the canopy by 4m with pruning cuts no greater than 100mm in diameter. d) Crown raise to give 5m clearance above the ground by removing 2nd and 3rd order branches only. Pruning cuts not bigger than 100mm

**Reasons**

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

<b>15/00918/CLP</b>	Old House 1 Tidcombe Lane Tiverton Devon EX16 4DX	Certificate of lawfulness for the proposed erection of a car port	PERMIT	DEL	07/09/2015
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**Conditions**

- 1 Development is permitted by Class M subject to the following conditions: (a) the development is within the curtilage of an existing school, college, university or hospital; (b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university or hospital; (c) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university or hospital buildings; and (d) any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered.
- 2 Having regard to the above paragraphs, the proposed car port amounts to permitted development in accordance with Article 3, Schedule 2, Part 7, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015.

<b>15/00943/CLP</b>	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.

<b>15/01048/FULL</b>	St Andrew Lodge Masonic Hall The New Cut Cullompton Devon EX15 1JH	Change of use of Masonic meeting hall (Use Class Sui Generis) to 3 dwellings (Use Class C3), including alterations and extension	PERCON	DEL	07/09/2015
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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
2		The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.			
3		No development shall begin until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure; (d) hours during which delivery and construction traffic will travel to and from the site;; (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) areas where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste; (h) hours during which no construction traffic will be present at the site; (i) the means of enclosure of the site during construction works; and (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site; (k) details of wheel washing facilities and obligations; (l) The proposed route of all construction traffic exceeding 7.5 tonnes; (m) Details of the amount and location of construction worker parking; The development shall be carried out in accordance with the approved details.			
4		No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.			
5		Prior to the installation of new windows and doors, details of the new external doors, door frames and windows, 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 and windows shall be in accordance with these approved details, and be so retained.			
6		Prior to its use on the building, a sample of slate shall be submitted to, and be approved in writing by the Local Planning Authority. Such approved slate 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 construction works are carried out appropriately in order to safeguard highway users and the amenity of nearby residents.
- 4 To safeguard against noise and other nuisances in accordance with the recommendations from Environmental Health, and in order to safeguard the amenities of the occupiers of nearby dwellings in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, character and appearance of the building, character and appearance of the conservation area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development/works, in order to safeguard the visual amenities of the area, character and appearance of the building, character and appearance of the conservation area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

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**Reasons**

The proposed change of use of St Andrews Lodge from a Masonic meeting hall to three dwellings, including alterations and an extension, is considered acceptable. The site is located within the settlement limit of Cullompton where Policies COR1 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1) support development that is sustainable, including residential development. The sizes and design of the housing is considered appropriate, with the dwellings providing suitable sized rooms and overall floor space, as well as storage space for recycling and refuse, in accordance with Policies DM14 and DM15 of the Local Plan Part 3 (Development Management Policies). The proposal results in the loss of a community facility, however, it is not considered to damage the settlements ability to meet its day to day needs or result in the total loss of such services to the community, and is therefore in accordance with Policy DM25 of the Local Plan Part 3 (Development Management Policies). The site is located in the Cullompton critical drainage area, however the proposed change of use of the building does not increase the footprint of the building and so the development is not considered to detrimentally impact upon this. Due to the site being located within a town centre sustainable modes of transport including walking and cycling, as well as public transport are available; consequently the proposed zero parking scheme is considered to be acceptable and sufficiently in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM8 of the Local Plan Part 3 (Development Management Policies), especially considering the availability of nearby car parks and the provision of two bicycle parking spaces per dwelling. The site is located in the Cullompton conservation area, it is considered that the reuse, repair and upgrading of this building that is in poor condition will significantly improve and enhance the appearance of this part of the conservation area. As such, the proposed alterations are considered to have a positive impact on the street scene as well as the host building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies). In addition, a financial contribution has been received towards public open space in accordance with Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2).

**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 negotiation. 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.

<b>15/01050/FULL</b>	Trewatha 1 Commercial Road Lords Meadow Industrial Estate Crediton Devon EX17 1ER	Alterations to existing access and extension to parking and display area, including change of use of residential garden (part)	PERMIT	DEL	07/09/2015
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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 Visibility splays shall be provided, laid out and maintained for that purpose at the site access with no obstruction greater than 600mm above the road surface between the public highway kerb and the fence and wall zones that provide the front boundary to the site.

**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 provide adequate visibility from and of emerging vehicles.

**Reasons**

The application scheme comprises new access arrangements, and alterations to the front forecourt area to provide revised parking and internal circulation arrangements at the application site which is an agricultural wholesaler on the edge of Crediton, including a change of use of part of the neighbouring residential garden, is supportable in policy terms. The proposals deliver an improved means of access to the site, better internal circulation and parking arrangements and an improved visual appearance to the street scene. The loss of part of the residential garden to the adjacent property, and the new arrangements on the application site are not considered to comply with the following Policies: COR2, COR9 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM8 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

**Reasons**

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

15/01052/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.

**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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01104/OUT	Land at NGR 310114 115966 (Whitton Cottage) Nicholashayne Devon	Outline for the erection of a dwelling	REFUSE	DEL	04/09/2015

#### 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 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).

15/01105/FULL	Land and Buildings at NGR 309140 117457(Henegar Farm) Red Ball Devon	Erection of extension to an agricultural building	PERMIT	DEL	08/09/2015
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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 agricultural building extension is considered to be reasonably necessary for the purposes of agriculture and by virtue of its scale, massing, design and siting is not considered to harm the living conditions of the nearby residents, or the character and appearance of the area. As such the proposal is considered to comply with policies COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, and DM22 of Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01107/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

#### 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.

#### 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.

15/01129/LBC	Shuffshayes Langford Cullompton Devon EX15 1RQ	Listed Building Consent for the replacement of an existing external door with a window	PERCON	DEL	11/09/2015
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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 works hereby permitted shall be carried out in accordance with the approved plans listed in the schedule of the decision notice.
- 3 No works shall begin until working details of the new window including cross sections for the proposed glazing bar profiles have been submitted to and approved in writing by, the Local Planning Authority. Installation of the window shall be in accordance with these approved details, and be so retained.

#### Reasons

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

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

3 To ensure the use of materials and detailing appropriate to the works in order to safeguard the character and appearance of the listed building.

**Reasons**

Policy DM27 of the Local Plan Part 3 (Development Management Policies) sets out the policy criteria with regard to development affecting heritage assets. The harm to the fabric of listed building is nil and the harm to the setting is not significant. Overall the proposal is considered to be acceptable in accordance with the following policies; Local Plan Policy DM27 and National Planning Policy Framework paragraphs 132 and 134.

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.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

#### 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 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.

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**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.

**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.

<b>15/01139/CLP</b>	8 Newcourt Road Silverton Exeter Devon EX5 4HR	Certificate of lawfulness for the proposed replacement of french windows and 2 windows on rear elevation with 4 bi-folding doors	PERMIT	DEL	09/09/2015
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**Reasons**

The development is considered to be permitted development in accordance with article 3, schedule 2, part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

<b>15/01142/FULL</b>	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.

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**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.

<b>15/01148/LBC</b>	25 Fore Street Holcombe Rogus Devon TA21 0PE	Listed Building Consent for the removal of turnerised roof and replacement with slate	PERCON	DEL	10/09/2015
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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 roof covering of the works hereby granted shall be of natural slate, a sample of which shall be submitted to, and be approved in writing by, the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and retained.

**Reasons**

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

**Reasons**

The removal of the turnerised slate roof and its replacement with natural slate is an appropriate proposal in the interest of the long term maintenance of the building. On this basis the proposal is considered to be acceptable in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2, Local Plan Part 3 (Development Management Policies) DM27, and NPPF para 134.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

#### 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.
- 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.

15/01159/PNCOU	Land and Buildings at NGR 300589 105835 (James Barn) Colebrooke Lane Cullompton Devon	Prior notification for the change of use of an agricultural building to dwelling under Class Q	APA	DEL	07/09/2015
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#### Conditions

- 1 Prior to the first occupation of any part of the building subject to this application as a dwellinghouse, the adjacent agricultural building to the south of the application building, and the attached agricultural buildings to the north shall be removed. All resultant materials shall be removed from the site in accordance with drawing EX813/PA/1002 Rev A Proposed Layout dated 20.07.15.

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

- 1 The proposed change of use of the building into dwelling as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is approved subject to the following condition:

**Reasons**

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

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.

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
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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.

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.
- 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.

**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.

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

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

15/01191/FULL	Land at NGR 300503 112348(Bycott Farm) Lower Town Halberton Devon	Erection of a livestock building	PERMIT	DEL	07/09/2015
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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**

Proposed is the erection of a livestock building at land at NGR 300503 112348, Bycott Farm, Lower Town, Halberton. The overall design and scale of the building is acceptable given its context, the building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007, DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

**Reasons**

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

15/01203/FULL	Land and Buildings at NGR 284778 101606 (Merrifield Farm) Crediton Devon	Erection of an agricultural building for storage of straw (670 sq. m)	PERMIT	DEL	07/09/2015
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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.

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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 application scheme for the erection of an agricultural building on an existing holding for the storage of straw in association with an existing poultry rearing business and is therefore considered to be supportable in policy terms. The building will allow all the straw required for the poultry units to be stored on the holding which will improve the efficiency of the holding. The building is reasonably large in scale, however it is well related to the other buildings on the holding and it is not considered that its visual impact would harm the character and/or appearance of the rural area. Given its siting, it is not considered that the proposed building would result in any significant adverse impacts on the living conditions of local residents. The development is not considered to have an adverse impact on the environment or the local road network. Given this assessment the development is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 of the Local Plan Part 3 and Government guidance in the National Planning Policy Framework.

**Reasons**

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

<b>15/01208/FULL</b>	Moorend Lodge Lower Town Sampford Peverell Tiverton Devon EX16 7EQ	Removal of condition (3) of planning permission 06/00203/FULL to allow use of lodge as permanent residence	PERMIT	DEL	08/09/2015
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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 accommodation shall be occupied either: a.By James William Belcher and/or Jacqueline Dawn Belcher; or b.If not occupied by the persons named in condition 3 a. above, for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of all occupiers of the accommodation, and shall make this information available at all reasonable times to the Local Planning Authority.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the accommodation remains available either for the applicants, having regard to their very special personal circumstances, or for holiday accommodation as the site is outside defined settlement limits where unrestricted occupation of accommodation would be contrary to prevailing planning policy.



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

The site is outside of the defined settlement limits of a village where new unrestricted residential development is strictly controlled. Insufficient evidence has been provided to demonstrate that there is no demand for holiday accommodation of this type and in this area. However, the applicants have put forward justification as to why their personal circumstances merit consideration of their continued occupation. On balance and having carefully considered the material considerations, in this very specific set of circumstances it is considered justified to remove the current holiday occupancy condition attached to the planning permission; a new condition is imposed to limit occupation solely to the applicants or for the use of the premises for holiday accommodation. The application accords with policies DM1 and DM2 of Local Plan Part 3 (Development Management Policies).

**Reasons**

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

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