

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/00820/MFUL	Land and Buildings at NGR 273180 108316 (Lower Town Place) Lapford Devon	Erection of 8 dwellings following demolition of existing agricultural buildings (Revised Scheme)	PERMIT	COMM	02/10/2015

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 proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
- 4 No part of the development hereby approved shall be commenced until: a) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20 metres back from its junction with the public highway b) The ironwork has been set to base course level and the visibility splays required by this permission laid out c) The footway on the public highway frontage required by this permission has been constructed up to base course level d) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority
- 5 The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority: a) The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b) The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c) The cul-de-sac visibility splays have been laid out to their final level; d) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g) The street nameplates for cul-de-sac have been provided and erected.
- 6 Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed to the written satisfaction of the Local Planning Authority.
- 7 No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme.
- 8 The commencement of the building of the houses shall not begin until samples of the materials to be used for all the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 9 Prior to the commencement of development, detailed plans setting out a scheme for the boundary treatment of the application site with the neighbouring buildings and between the houses as proposed and the soft landscaping details for the site shall be submitted to and approved by the Local Planning Authority. This part of the development shall be completed only in accordance with the modification thus approved.

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10		Prior to the first occupation of any of the dwellings details of proposed storage arrangements for refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. Such storage arrangements shall be provided in advance of the first occupation of any dwelling to which they relate and shall be so retained. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.			
11		The mitigation plan as proposed in the Acorn Ecology Report (date of survey 16th May 2013 and 11th June 2013) and received on 2 August 2013 shall be implemented and completed in accordance with the requirements of that report, and shall be so retained as required.			
12		The roof lights hereby approved shall be designed so that they are constructed as an integral part of the roofscape of the building.			
13		The tree protection measures marking out the construction exclusion zone in order to protect the Grade A, B and C trees on the site as identified in the Greentrees Arboricultural Services Ltd (dated 24 July 2013) and any on the site boundary, shall be erected, and inspected on site and approved by the local planning authority, prior to the commencement of any development on the site.			
14		The proposed building block that includes units 1 and 2 shall be constructed in brick with a Flemish bond coursing on all elevations. A sample panel (1 metre in extent) of the proposed brickwork with pointing shall be constructed on site and approved in writing prior to the commencement of development. The relevant part of the development shall be constructed in accordance with the approved details.			
15		A strategy for the re-use of the stonework from the buildings to be demolished on the site for the block that accommodates units 3, 4 and 5 shall be agreed in writing with the local authority prior to the commencement of development. A sample panel (1 metre in extent) of the stonework detail shall be constructed on site and approved in writing prior to the commencement of development. The relevant part of the development shall be constructed in accordance with the approved details.			
16		No hard landscaping works for any part of the site area as shown on the approved plan(s) shall begin until details and samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.			
17		The car parking spaces as shown on the approved layout shall be marked out and dedicated for use for only the dwellings hereby approved (2 spaces per dwelling).			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 4 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.
- 5 To ensure that adequate access and associated facilities are available for the traffic attracted to the site.
- 6 To ensure that the access arrangements are completed within a reasonable time in the interests of safety and the amenity of residents.
- 7 To protect water quality and minimise flood risk.
- 8 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM14
- 9 The level of detail as shown for the boundary is considered unsatisfactory in the form shown on the drawings submitted to date and the further details are required to ensure an acceptable form of development, and in accordance with: Local Plan Part 3: (Development Management Policies) DM2 and DM14.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials, in accordance with requirements of policy DM14 of Mid Devon local Plan Part 3 (Development Management Policies).			
11		To ensure the protection of any ecological interests at the site.			
12		To ensure the character of the building is retained in accordance with policy DM11 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).			
13		To protect the existing trees and the contribution that the trees and the site towards the character and appearance of the area in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).			
14		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3: (Development Management Policies) DM2 & DM/14			
15		Reason: To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3: (Development Management Policies) DM2 & DM/14			
16		To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2			
17		To ensure that adequate parking facilities are available for the traffic attracted to the site.			

Reasons

The proposal is acceptable in that it is for new housing, including two affordable homes, which responds to local housing needs, on land which is within the settlement boundary of Lapford. The siting, height, scale, mass of the proposed buildings and the overall design of the 8 dwellings is considered acceptable reflecting on the site location and the constraints that prevail. The appearance and design of the scheme is not considered to be detrimental to the setting of the Listed Church building adjacent to the site, and the overall contribution towards the character and appearance of the Lapford Conservation Area and the street scene will be positive. The proposals do not introduce an unacceptable relationship with the surrounding houses to the extent that it would adversely affect their living conditions. The scheme includes a satisfactory means of access into site for future occupiers and level of parking as proposed meet the minimum standard, albeit provided off plot. The applicant has agreed to enter into a Section 106 legal agreement to deliver affordable housing on or off site to provide a mitigation strategy towards providing open space off site, towards improving air quality in Crediton within the Air Quality Management Area and towards the costs of secondary education for future occupiers. Accordingly, the proposal is considered to be in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR3, COR8, COR9 and COR15; Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policies AL/DE/3, AL/DE/4, AL/DE/5, AL/IN/3 and AL/CRE/8; Mid Devon Local Plan 3 (Development Management Policies) Policies DM1, DM2, DM8, DM14, DM15 and DM27 and 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 working with the applicant to ensure 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01447/OUT	Land at NGR 270738 101029 (Hampson Farm) Bow Devon	Outline for the erection of an agricultural worker's dwelling	PERCON	DEL	25/09/2015

Conditions

- 1 No development shall begin until detailed drawings to an appropriate scale of the layout, scale and appearance of the building, the proposed means of access and the proposed landscaping of the site (hereinafter called the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all Reserved Matters shall be made to the Local Planning Authority before the expiration of one year from the date of this permission.
- 3 The development hereby permitted shall be begun before the expiration of one year from the final date of the approval of all the Reserved Matters.
- 4 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
- 5 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010 and the National Planning Policy Framework
- 2 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 3 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1).
- 4 The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 5 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the erection of new dwellings without special agricultural/occupational justification in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and guidance in National Planning Policy Framework (NPPF).

Reasons

The proposed outline application for the erection of an agricultural worker's dwelling on the Hampson farm holding in the open countryside is acceptable in principle. An agricultural appraisal has been submitted which demonstrates that the circumstances at the holding confirm that there is an essential need for an additional worker to live on site and that there are no other buildings on the holding that are suitable and/or available for conversion. The proposed location of the agricultural workers dwelling on the holding is considered acceptable. No highway safety, movement and/or flooding issues are raised. Conditions are recommended to control the use of the dwelling so that it is not occupied other than for an agricultural worker. In addition a Section 106 agreement is proposed to bind the occupation of the property to the holding. In addition a Section 106 agreement is proposed to bind the occupation of the property to the holding. On this basis the proposal accords with the following policies: COR1, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM1 and DM10 of the Local Plan Part 3 and AL/IN/3 of Local Plan Part 2 Allocations and Infrastructure Development Plan Document and policy guidance 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 working to issue 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.

15/00668/FULL	The Orchard Cheriton Bishop Exeter Devon EX6 6HP	Erection of a dwelling	REFUSE	DEL	30/09/2015
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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 an assessment of all the issues which have in this case resolved in a reason for refusal. 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 site is located in the countryside where local and national policies seek to avoid new isolated homes in the countryside unless there are special circumstances. The application has not addressed and does not meet the requirements of paragraph 55 of the (NPPF) which allow for limited development where it meets strict criteria. Furthermore the building is not required for an essential rural worker. In the opinion of the Local Planning Authority the proposal is therefore for the erection of a new building for which no special circumstances have been presented that would override the policy objection. As such the proposal is considered to be contrary to Policies COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Government guidance in the National Planning Policy Framework.

15/00814/MFUL	Land at NGR 301874 106223 Exeter Road Cullompton Devon	Erection of 24 dwellings with access road and landscaping	PERCON	DEL	30/09/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years of the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to first occupation of any dwelling on the site the off-site highway works for the provision of the gateway feature shown on plan B/HHCULLOMPTON.1/03 inclusive of but not limited to any Traffic regulation order changes have been constructed and made available for use.
- 4 No development shall begin until: a) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20metres back from its junction with the public highway b) The ironwork has been set to base course level and the visibility splays required by this permission laid out c) The footway on the public highway frontage required by this permission has been constructed up to base course level d) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority
- 5 No development shall begin until a Method Construction Statement to include details of a. Parking for vehicles of site personnel operatives and visitors b. Loading and unloading of plant and materials c. Storage of Plant and Materials d. Programme of works, including measures for traffic management e. Provision of boundary hoarding. Has been submitted to, and approved in writing by, the Local Planning Authority. Only the approved details shall be implemented during the construction period.

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6		No development shall begin until an Arboricultural Method Statement and Tree Protection Plan (to include a schedule of works to trees and hedges) has been submitted to, and approved in writing by, the Local Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to before and during construction of the approved development.			
7		No development shall begin until a detailed drainage design of the surface water drainage system, to include a timetable for their construction has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved drainage scheme shall be completed in accordance with the details and timetable agreed. The surface water drainage system shall be based on the details set out in the submitted surface water drainage strategy and utilise Sustainable Urban Drainage Systems (SUDS) unless it is proven that ground conditions dictate otherwise.			
8		No above ground development to the proposed buildings is to be undertaken until details of materials to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used in the development.			
9		Prior to their installation a sample panel of between 1 and 2 square metres in size of the proposed stone gabions, (indicating material, colour, texture, and coursing as appropriate), to be used for the retaining walls of the development hereby permitted shall be provided on site for inspection by the Local Planning Authority, and shall be approved in writing by the Local Planning Authority prior to its first use on the site. Such approved material, stone, colour, texture, and coursing shall be so used and retained.			
10		Prior to their installation details of materials, colour and appearance of new external doors and windows shall have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used in the development.			
11		The occupation of any dwelling in an agreed phase of the development shall not take place until the following works for that phase have been carried out:: a) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c) The cul-de-sac visibility splays have been laid out to their final level; d) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g) The street nameplates for the spine road and cul-de-sac have been provided and erected.			
12		Prior to the first occupation of any dwelling on the site a management plan, setting out the long term management responsibilities and maintenance schedules for the surface water drainage system (Sustainable Urban Drainage Systems (SUDS)) including pipes, swales, detention areas, and associated flow control devices, shall be submitted to, and approved in writing by, the Local Planning Authority. The SUDS shall thereafter be managed in accordance with the agreed details.			
13		Prior to the first occupation of any dwelling on the site a scheme for the management and maintenance of the amenity land not allocated to a dwelling shall be submitted to, and approved in writing by the Local Planning Authority and the areas shall thereafter be permanently retained, managed and maintained in accordance with the approved scheme.			
14		Prior to the first occupation of any dwelling on the site, details of a programme and timescale for the provision of the access road between Plot 14 and Plots 15-18 to include its construction up to and including the southern boundary of the land within the applicants ownership shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved programme and timescale.			
15		All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plan SK(90)007, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.			
16		In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a remediation scheme which must be prepared in accordance with approved details to be submitted in writing, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.			

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17		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D of Part 1, relating to the provision of extensions and porches, the insertion of additional windows, rooflights and dormer windows shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To minimise the impact of the development on the highway network in accordance with Paragraph 32 of the National Planning Policy Framework.
- 4 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.
- 5 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.
- 6 To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees and hedges during development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure that there are appropriate measures are in place to deal with drainage from the site to prevent an increased risk of flooding in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2..
- 8 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and the Local Plan Part 3 (Development Management Policies) Policy DM2.
- 9 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the finished development in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1 and DM2.
- 10 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM1 and DM2.
- 11 To ensure that adequate access and associated facilities are available for the traffic attracted to the site.
- 12 To ensure that appropriate measures are in place for the long term maintenance and management of the Sustainable Urban Drainage Systems within the site to ensure that it performs its intended function for the lifetime of the development in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 13 To ensure the amenity areas are maintained and provide an enhancement to the scheme and area at all times.
- 14 To ensure that access to the remaining part of the allocated land to the south is achievable from within the site.
- 15 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 16 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DM2, DM3 and DM4 of the Local Plan Part 3 (Development Management Policies).

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17 To safeguard the visual amenities of the area, the character and appearance of the buildings and residential amenity of neighbouring residents in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).

Reasons

The site is located within the settlement of Cullompton and is an allocated site for residential development in the Allocations and Infrastructure Development Plan Document. The overall number of dwellings and the design and layout of the site is on balance appropriate in its context and makes use of the developable site area. The proposal makes sufficient provision for off-street car parking provision and the access to the site is considered to have adequate visibility so as to ensure highway safety. A Sustainable Urban Drainage strategy is proposed to dispose of surface water on the site by the use of an attenuation tank and the development will not increase the risk of flooding either on or off the site. The applicants have entered into a Section 106 agreement to secure an affordable housing provision within the site, and a financial contribution toward the implementation of the Air Quality Action Plan for Cullompton and a further financial contribution for off-site Public Open Space. Consideration has been given to the impact on the occupiers of the nearby residential properties, the bowling club and other material considerations and therefore it is considered appropriate to recommend approval with conditions necessary to ensure the success of this development in this location. The application is in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR3, COR7, COR8, COR9, COR12 and COR14, Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policies AL/DE/3, AL/IN/3, AL/IN/6, AL/CU/11 and AL/CU/15, Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM3, DM4, DM8, DM14, DM15 and DM28 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 negotiations, discussions and pre-application advice. 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.

15/00827/FULL	Trumps Engineering The Forge Parsonage Street Bradninch Exeter Devon EX5 4NW	Erection of two-storey extension to form workshop, office and garden machinery stop and store	PERMIT	COMM	28/09/2015
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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 development shall not be brought into its intended use until 6 vehicle parking spaces together with a storage area for plant and equipment have been marked out and provided, surfaced and drained in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Such storage area and parking spaces shall be permanently retained and the spaces shall be retained for the parking of visitor vehicles attracted to the site only.
- 4 The development hereby permitted shall be used for purposes ancillary to the existing business only within the area outlined in blue on drawing no. 200-01 and shall at no time be let, sold or otherwise be disposed of as a separate business unit. Any retail sales taking place from the development shall be restricted to those which are ancillary to the existing business only.
- 5 No plant, machinery or power tools shall be operated within the development hereby permitted between the hours of 8.00 pm and 7.00 am Monday to Friday, 1.00 pm to 12 Midnight Saturday nor at any time on Sundays or Bank Holidays.
- 6 No plant, machinery or power tools shall be operated or any other metal fabrication works carried on outside of any building within the areas outlined in red and/or blue on submitted drawing number 200-01.

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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of highway safety and to ensure adequate facilities are provided for traffic attracted to the site in accordance with policies DM2 and DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To prevent an intensification of use on the site in a predominantly residential area and to minimise additional traffic attracted to the site in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 In order to safeguard the amenities of adjoining residential occupiers in accordance with policies DM2 and DM7 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 6 In the interests of safeguarding the amenities of neighbouring residents in accordance with policies DM2 and DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is acceptable in that the proposal would improve facilities on the site and provide additional workshop space, along with offices, storage and a reception area for the existing business on the site. The proposed extension is considered to be appropriately designed for its proposed use. The proposed extension would have limited visibility from public vantage points and its functional appearance is not considered to be inappropriate on an existing commercial site in this location within the conservation area. Subject to conditions relating to parking, hours of operation and use of the yard area, the development is not considered to have an unacceptable impact on parking locally and on the amenities of nearby residents. It is not considered that any increase in traffic generation will have an impact on the highway network which could be considered as severe under the National Planning Policy Framework. The proposal is considered to comply with the relevant policies: COR2, COR4 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM7, DM8 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/00980/FULL	Land and Buildings at NGR 278019 96892 (Rock Park Farm) Woodland Head Yeoford Devon	Construction of new vehicular access to holiday cottage	PERMIT	COMM	29/09/2015
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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 visibility splays shown on the approved plan shall be constructed prior to the first use of the access hereby permitted. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level, and such visibility splays shall be so retained.

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- 4 No development shall take place until a strategy of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority, the details of which shall ensure that the proposals does not result in flooding on the highway. The approved development shall be implemented in accordance with the approved strategy prior to the use of the new access hereby approved.
- 5 The site access shall be hardened, surfaced in a bound material, drained and maintained thereafter for a distance of not less than 6.00 metres back from its junction with the public highway.
- 6 All planting, seeding turfing or earthworks as shown in the approved details of landscaping as shown on the submitted plans, hereby approved, shall be carried out within 9 months of the substantial completion of the development (or phase thereof), whichever is the sooner; and any trees or plants which within a period of 5 years, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site.
- 4 To prevent surface water run off onto the highway.
- 5 To prevent surface water run off onto the highway.
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The creation of a new vehicular access is considered to be reasonably necessary in order to provide an alternative and more suitable means of access for visiting traffic to the holiday cottage and which will help to improve its overall viability and marketability as a small-scale tourism venture in this rural location. No highway safety or capacity issues have been raised. Whilst the proposed access will change the appearance of the immediate area it is not considered that the proposed access would have a significantly harmful impact on the wider street scene or would adversely affect any neighbouring properties or existing access arrangements. The proposal would result in a section of hedgerow being removed; however from an assessment point of view it is not considered that this aspect of the proposal, given the overall context and length of hedge, would have an unacceptable adverse impact on either the overall landscape character of the area or on its potential as a wildlife habitat. The submitted plan demonstrates that sufficient visibility can be provided, and overall it is therefore not considered that the application scheme would have an adverse impact on the local road network. On this basis the application scheme is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2, DM24 and DM27 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, negotiations and a site visit. 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
15/01169/PNCOU	Land and Buildings at NGR 307919 114304 (Lower Penslade) Uffculme Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under class Q	APA	DEL	02/10/2015

Conditions

- 1 Before the dwelling hereby permitted is first occupied the buildings annotated on drawing number EX814/PA/002 'Proposed Layout' as 'Existing Farm Building Removed' and 'Existing Farm Buildings' shall all be demolished and cease to be used for agricultural purposes.
- 2 Before the development hereby permitted is first occupied, unobstructed visibility, measured from a point 2.4 metres back from the edge of the adjoining highway along the centre line of the access, shall be provided over a height of 1000 millimetres above adjoining road level and for a minimum distance of 23 metres, to the east of the vehicular access.

Reasons

- 1 To ensure that adequate living conditions are provided for the future occupiers of the proposed dwelling as the buildings are in close proximity to the proposed dwelling and could otherwise cause harm by virtue of their continued agricultural use.
- 2 In the interest of highway safety to ensure adequate visibility at the point of access and egress for vehicles entering or leaving the site.

15/01173/FULL	G W Pack Ltd 58 Fore Street Tiverton Devon EX16 6LD	Installation of replacement shop front	PERMIT	DEL	28/09/2015
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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 current proposal is acceptable in that the proposed shopfront is well-proportioned and suited to the character of the building and street scene and is not considered to harm the character and appearance of the conservation area. The proposal is considered to comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM18 and DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01174/ADVERT	G W Pack Ltd 58 Fore Street Tiverton Devon EX16 6LD	Advertisement Consent to display 1 internally illuminated fascia sign	PERMIT	DEL	28/09/2015

Conditions

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

Reasons

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

Reasons

The advertisement is not considered to have a negative impact on visual public amenity, the character and appearance of the Conservation Area or on highway safety, in accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 and the National Planning Policy Framework.

15/01181/FULL	Upper Hayne Farm Blackborough Cullompton Devon EX15 2JD	Relocation of access track, filling in of 2 ponds and merging of 2 ponds	PERMIT	DEL	02/10/2015
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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 slate coping hereby permitted for use on the new wall to block the existing access serving the dwellinghouse shall be of natural slate.
- 4 The site access drive shall be hardened, surfaced, drained and maintained thereafter for a distance of not less than 6.0 metres back from its junction with the public highway, and shall be retained for that purpose at all times. Any gates shall be set back by a minimum of 4.5m from the edge of the carriageway and hung to open inwards only.
- 5 Ground levels within the existing parking and turning area serving the fishing ponds as shown on drawing number 150213/14 revision P3 shall not be raised from the existing ground level as a result of or in conjunction with the proposed works.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the AONB in accordance with: Local Plan Part 3 (Development Management Policies) DM29
- 4 To prevent mud and other debris being carried onto the public highway, to ensure adequate facilities are available for the traffic attracted to the site and to ensure appropriate drainage provision is provided in the interest of public safety and to prevent damage to the highway, in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To prevent an increased flood risk as a result of the proposal.

Reasons

The proposed relocation of the access track, blocking up of the existing access to the dwelling, filling in of 2 ponds and merging of 2 ponds at Upper Hayne Farm, Blackborough is considered to be reasonably necessary to support the commercial fish farming at the site and to provide a separate access to the dwellinghouse; being sensitively located to limit adverse impacts on the living conditions of local residents and respecting the character and appearance of the area, without unacceptable adverse impacts on the environment; nor will there be an unacceptable traffic impact on the local road network. Sufficient parking remains to serve the dwellinghouse and the commercial fish ponds, and despite part of the site being located in floodzone 3, the proposed works are not considered to result in any increase to flood risk; as such, the proposal is considered in accordance with policies DM2, DM8 and DM22 of the Local Plan Part 3 (Development Management Policies). The site is located within the Blackdown Hills Area of Outstanding Natural Beauty, but the proposal is not considered to detract from its character, appearance or other aspects of its natural beauty and is therefore in accordance with policy DM29 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

15/01197/FULL	46 Fore Street Silvertown Exeter Devon EX5 4HZ	Erection of extension following demolition of existing	PERMIT	DEL	28/09/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. As such the proposal is considered to comply with policies DM2, DM13 and DM27 of Mid Devon Local Plan Part3 (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.

15/01205/TPO	Land at NGR 303897 111470 (Mid Devon Business Park) Willand Devon	Application to carry out works to 1 Oak protected by Tree Preservation Order 10/0003/TPO	PERMIT	DEL	01/10/2015
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown lift to achieve 4m clearance from existing higher ground levels beneath the South/Southwest canopy of the tree. Cuts to be less than 50mm diameter. b) Remove significant deadwood

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 in accordance with best Arboricultural practice in accordance with policy S5 of the Adopted Mid Devon Local Plan (LDF).

Reasons

Having regard to the nature and extent of the requested works and the issues raised by the Parish Council and owner of the tree, in this instance it is concluded that subject to conditions the works requested are reasonable and will enable appropriate maintenance of the tree having regard to the permitted adjacent development whilst retaining its long term amenity to the surrounding area.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01218/TPO	Harpitt Lodge Willand Old Village Willand Cullompton Devon EX15 2RW	Application to crown lift 1 pine tree protected by Tree Preservation Order No. 08/00002/TPO	PERMIT	DEL	02/10/2015

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: (a) Remove the lowest branch over the garage of property adjacent to trees, using natural target pruning techniques. (b) Prune lowest secondary limb at the fork of the second lowest limb over the garage of property adjacent to trees, and crown reduce by up to 1m remaining secondary limb, using natural target pruning techniques.

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[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

The works proposed to remove crown lift 1 pine tree subject to a Tree Preservation Order are considered to be sufficiently justified and will both preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice.

15/01219/FULL	Orchard Villa 4 Threshers Crediton Devon EX17 3NR	Erection of a dwelling	REFUSE	DEL	01/10/2015
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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 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 1.The proposed dwelling, by virtue of its siting and overall design is considered to result in harm to the visual amenity of the area and also the setting of the listed building St Lawrence's Chapel. On this basis it is considered that the development would result in harm, to the character and appearance of the Crediton Conservation Area, including the setting of St Lawrence's Chapel. Furthermore in the opinion of the LPA there are no public benefits that would outweigh the harm caused and therefore the proposal is considered to be contrary to the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM27 and paragraph 134 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
		2.	The proposed dwelling by virtue of its siting and orientation in relation to the surrounding dwellings would result in an unacceptable impact upon the amenities of the current and future occupiers of the neighbouring properties. On this basis the proposal is considered to be contrary to policies Local Plan Part 3 (Development Management Policies) DM2 and DM14 and guidance in the National Planning Policy Framework.		
		3.	The design of the proposed dwelling does not meet the minimum internal floor space requirements established by policy DM15. The design provides 75 square metres of internal floor space with 5 bed spaces. The policy requirement for a two storey, 5 bed space dwelling is between 82-85 square meters.		
15/01227/FULL	Land at NGR 280623 104734 (Yarmleigh Farm) Sandford Devon	Erection of cow cubicle building (No. 4)	PERCON	DEL	25/09/2015

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 Before the building hereby approved is brought into use the details of the proposed location on the site for a soakaway to receive and manage the surface water from the site shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the effective surface water run-off from the development.

Reasons

The application scheme for the erection of a cow cubicle building (No. 4) is considered to be reasonably necessary to support the agricultural activities that the applicants are seeking to establish on the holding. The dairy operations will be based on a low input system and the cubicle building is required to provide housing for the dairy herd which is expected to reach 200 cows at maximum. Given the location of the development in relation to nearby dwellings it is not considered that there will be any significant adverse impacts on the living conditions of occupants of nearby dwellings. Given the slope of the site the development will require a reasonable amount of excavation, however it is considered that this will help the new cubicle building sit comfortably within the setting and will be well related to the existing farm buildings, overall it is not considered that the proposal would harm the character and appearance of the area. The proposed design and material palette is considered to be appropriate for the rural setting. It is not considered that the proposal would result in any unacceptable adverse impacts on the environment or the local road network. The proposal has also been considered in terms of the likely cumulative impacts in conjunction with the applications for the other three cubicle buildings and slurry store, adjacent to this site and it is not considered that cumulatively the impact of the development would be unacceptable in terms of visual amenity and/or character of the landscape, impact on neighbours and/or highway safety implications. On this basis the application scheme is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) 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 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
15/01228/FULL	Land at NGR 280623 104734 (Yarmleigh Farm) Sandford Devon	Erection of a cow cubicle building (No. 3)	PERCON	DEL	25/09/2015

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 Before the building hereby approved is brought into use the details of the proposed location on the site for a soakaway to receive and manage the surface water from the site shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the effective management of surface water run-off from the development.

Reasons

The application scheme for the erection of a cow cubicle building (No. 3) is considered to be reasonably necessary to support the agricultural activities that the applicants are establishing on the holding. The dairy operations will be based on a low input system and the cubicle building is required to provide housing for the dairy herd which is expected to reach 200 cows at maximum. Given the location of the development in relation to nearby dwellings it is not considered that there will be any significant adverse impacts on the living conditions of occupants of nearby dwellings. Given the slope of the site the development will require a reasonable amount of excavation, however it is considered that this will help the new cubicle building sit comfortably within its setting and will be well related to the existing farm buildings, overall it is not considered that the proposal would harm the character and appearance of the area. The proposed design and material palette is considered to be appropriate for the rural setting. It is not considered that the proposal would result in any unacceptable adverse impacts on the environment or the local road network. The proposal has also been considered in terms of the likely cumulative impacts in conjunction with the applications for the other three cubicle buildings and slurry store, adjacent to this site and it is not considered that cumulatively the impact of the development would be unacceptable in terms of visual amenity and/or character of the landscape, impact on neighbours and/or highway safety implications. On this basis the application scheme is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) 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 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
15/01229/FULL	Land at NGR 280623 104734 (Yarmleigh Farm) Sandford Devon	Erection of a cow cubicle building (No. 1) and a slurry tank (750 sq. m.)	PERCON	DEL	25/09/2015

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 Before the building hereby approved is brought into its use the details of the proposed location on the site for a soakaway to receive and manage the surface water from the site shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the effective management of surface water run-off from the development.

Reasons

The application scheme for the erection of a cow cubicle building (No. 1) and a slurry tank (750 sqm.) is considered to be reasonably necessary to support the agricultural activities that the applicants are establishing on the holding. The dairy operations will be based on a low input system and the cubicle buildings are required to provide housing for the dairy herd which is expected to reach 200 cows at maximum. The slurry tank is required to provide sufficient storage for the slurry produced within the cubicle buildings, sufficient storage has to be provided in accordance with regulations that govern areas designated as nitrate vulnerable zones (NVZs). Given the location of the development in relation to nearby dwellings it is not considered that there will be any significant adverse impacts on the living conditions of occupants of nearby dwellings. Given the slope of the site the development will require a reasonable amount of excavation, however it is considered that the new cubicle building and slurry tank will be well related to the existing farm buildings and overall it is not considered that the proposal would harm the character and appearance of the area. It is not considered that the proposal would result in any unacceptable adverse impacts on the likely cumulative impacts in conjunction with the applications for the other three cubicle buildings adjacent to this site and it is not considered that cumulatively the impact of the development would be unacceptable in terms of visual amenity and/or character of the landscape, impact on neighbours and/or highway safety implications. On this basis the application scheme is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) 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 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
15/01230/FULL	Land at NGR 280623 104734 (Yarmleigh Farm) Sandford Devon	Erection of a cow cubicle building (No. 2)	PERCON	DEL	25/09/2015

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 Before the building hereby approved is brought into use the details of the proposed location on the site for a soakaway to receive and manage the surface water from the site shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the effective management of surface water run-off from the development.

Reasons

The application scheme for the erection of a cow cubicle building (No. 2) is considered to be reasonably necessary to support the agricultural activities that the applicants are establishing on the holding. The dairy operations will be based on a low input system and the cubicle building is required to provide housing for the dairy herd which is expected to reach 200 cows at maximum. Given the location of the development in relation to nearby dwellings it is not considered that there will be any significant adverse impacts on the living conditions of occupants of nearby dwellings. Given the slope of the site the development will require a reasonable amount of excavation, however it is considered that this will help the new cubicle building site comfortably within its setting and will be well related to the existing farm buildings, overall it is not considered that the proposal would harm the character and appearance of the area. The proposed design and material palette is considered to be appropriate for the rural setting. It is not considered that the proposal would result in any unacceptable adverse impacts on the environment or the local road network. The proposal has also been considered in terms of the likely cumulative impacts in conjunction with the applications for the other three cubicle buildings and slurry store, adjacent to this site and it is not considered that cumulatively the impact of the development would be unacceptable in terms of visual amenity and/or character of the landscape, impact on neighbours and/or highway safety implications. On this basis the application scheme is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) 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 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
15/01232/PNCOU	Building at NGR 307382 112173 (Oakford House) Uffculme Devon	Prior notification for the change of use of an agricultural building to dwelling under Class Q	RPA	DEL	25/09/2015

Reasons

- 1 On the balance of probability the Local Planning Authority considers that the building was not solely in agricultural use as part of an established agricultural unit for the purposes of a trade or business on the 20th of March 2013. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 are not applicable to this site. Planning permission is required for the proposed development.
- 2 Insufficient information has been provided to demonstrate that the building operations required to convert the building fall within paragraph (i) and that the existing building can be converted without the addition of new structural elements.

15/01238/PNCOU	Land and Buildings at NGR 291372 123742 (Lower Langridge Farm) Exebridge Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under class Q	PNP	DEL	29/09/2015
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Reasons

- 1 The proposed change of use of the building and the operational works to enable its proposed use are not considered to accord with the provisions of Class Q for the following reasons: In the view of the Local Planning the proposed building operations to enable the change of use would go beyond those afforded under the provisions of Q.1 (i) which is clarified by paragraph 105 of the Planning Practice Guidance. The Local Planning Authority is therefore unable to confirm that the change of use of the building into one dwelling (C3) and proposed works as shown on the submitted Location Plan 1:1250 and proposed drawings, validated on 5th August 2015 would amount to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. Furthermore the proposal shows a flue which protrudes beyond the external dimensions of the existing building which is contrary to Q.1 (g) of the above Order.

15/01242/FULL	16 Chilcott Close Tiverton Devon EX16 4EZ	Erection of an extension to side and rear (Revised scheme)	PERMIT	DEL	30/09/2015
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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 extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2, DM8 and DM13 of Mid Devon Local Plan part 3 (Development Management Policies and guidance in 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.

15/01246/FULL	Land and Buildings at NGR 315235 114158 (Gladhayes Farm) Clayhidon Devon	Conversion of barn to dwelling (Revised scheme)	PERMIT	DEL	30/09/2015
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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 A sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the external walls of the development/works hereby permitted shall be constructed on-site for examination, and be approved in writing by the Local Planning Authority prior to its use on the building(s). Such approved stone colour, texture, pointing, mortar and coursing shall be so used and retained.
- 4 The dwelling hereby approved shall not be occupied until the following works shown on approved drawing number 4287/14 have been carried out in accordance with details which shall first have been submitted to and agreed in writing by the Local Planning Authority: a.the proposed 1m high wall separating the disused slurry store and the slurry store; b.the area edged green has been returned to pasture; c.the making good of the wall separating the proposed storage/garage building from the tractor shed & baled forage building.
- 5 The works shall be carried out in accordance with the submitted schedule of works dated 12th May 2015.
- 6 The roof covering of the development hereby permitted shall be of natural slate and shall match the sample submitted - SIGA 62A riven edge slate.
- 7 The proposed wooden cladding shall be T&G vertical oak boarding of a width of 16cm a thickness of 2cm and shall be left untreated and shall be retained as such thereafter.
- 8 The joinery hereby approved shall be painted or left untreated only and shall not be varnished or stained, and shall be retained thereafter.
- 9 The rooflights hereby permitted shall be flush fitting and shall be so retained thereafter.
- 10 All rainwater goods shall be Alutec Aluminium Evolve Half Round in slate grey or a like for like replacement.
- 11 The external surfaces of the building shall be retained as existing and where necessary repaired and/or renewed with materials that match the colour, texture and external appearance of the section of the existing building being repaired and/or renewed.
- 12 All telephone, electricity and mains gas services to the building shall be placed underground.
- 13 The development hereby permitted shall be carried out at all times strictly in accordance with the provisions of the Mitigation & Compensation Strategy contained at section 5 of the submitted Bat Appraisal by JH Ecology dated 18/09/2014 and received by the Local Planning Authority on 10/08/2015.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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14 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development of the types referred to in Classes A, C, D, E, G of Part 1 of Schedule 2 or in Classes a, E, F or G of Part 40 of Schedule 2, relating to the enlargement, improvement or other alteration of the house (including the installation of new windows or doors or the replacement of existing windows and doors), alterations to the roof of the dwellinghouse, the erection or construction of a porch outside any external door, the provision of any building or enclosure, swimming or other pool or any container used for domestic heating purposes for the storage of oil or liquid petroleum gas or the installation, alteration or replacement of a chimney, flue or soil and vent pipe or the installation of solar PV or solar thermal equipment shall be undertaken on the dwelling or within the dwelling curtilage without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the works in order to safeguard the visual amenities of the area, character and appearance of the building, character and appearance of the AONB and the character and appearance of this heritage asset in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2, Local Plan Part 3: (Development Management Policies) DM2, DM11, DM27 and DM29.
- 4 To safeguard the amenity of the proposed residential property in accordance with policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).
- 5 To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building, and to ensure the retention of the historic fabric of the building which is considered to be a heritage asset, in accordance with policies DM11 and DM27 of Local Plan Part 3: (Development Management Policies).
- 6 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2, Local Plan Part 3: (Development Management Policies) DM2, DM27 and DM29.
- 7 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2, Local Plan Part 3: (Development Management Policies) DM2, DM11, DM27 and DM29.
- 8 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2, Local Plan Part 3: (Development Management Policies) DM2, DM11, DM27 and DM29.
- 9 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2, Local Plan Part 3: (Development Management Policies) DM2, DM11, DM27 and DM29.
- 10 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2, Local Plan Part 3: (Development Management Policies) DM2, DM11, DM27 and DM29.
- 11 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2, Local Plan Part 3: (Development Management Policies) DM2, DM14, DM27 and DM29.
- 12 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with policies COR2 of Mid Devon Core Strategy (Local Plan Part 1), DM2, DM27 and DM29 of Local Plan Part 3 (Development Management Policies).
- 13 To ensure that the habitats of protected species are not demonstrably harmed as a result of the proposed development.
- 14 To safeguard the visual amenities of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM11, DM27 and DM29.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Subject to the imposed conditions the proposed conversion of this historic unlisted building into a single dwelling is considered to be acceptable and represents an appropriate reuse of the building which is now redundant from agricultural use. Whilst the site is adjacent to an active farming operation, alterations are proposed as part of the development such that the provision of a dwelling in this location will not cause harm to the living conditions of any occupiers. The site is located within the Area of Outstanding Natural Beauty and the retention of the building will aid the preservation of the special beauty and character of the area. Adequate provision is made within the site for the parking of vehicles and disposal of foul sewage. The proposed dwelling is sufficiently distant from neighbouring properties so as not to cause material harm to privacy or amenity. Adequate mitigation is proposed to ensure that the development will not cause demonstrable harm to the habitat of protected species. Having regard to all material considerations the application is in accordance with the provisions of Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM2, DM8, DM11, DM14, DM27 and DM29 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 negotiation, 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.

15/01252/LBC	Meadowsweet Cottage Chilton Crediton Devon EX17 4AQ	Listed Building Consent for replacement of cement render with lime-based render	PERMIT	DEL	30/09/2015
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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 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works are considered to be justified and acceptable. No harm is caused to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and the National Planning Policy Framework and should be granted.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01260/PNCOU	Lower Mounson Cheriton Bishop Exeter Devon EX6 6JD	Prior notification for the change of use of agricultural building to dwelling under Class Q	APA	DEL	01/10/2015

Conditions

- 1 The scope of the development hereby approved shall include the demolition of the adjacent agricultural building (located directly south) prior to the commencement of alterations to the building and its use as a dwellinghouse.

Reasons

- 1 Without the removal of the adjacent building 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 building that is in use and capable of being used for any agricultural purpose.

15/01263/PNCOU	Ravenswood Crediton Devon EX17 3QQ	Prior notification for the proposed change of use of an agricultural building to a dwellinghouse under Class Q (Revised Scheme)	APA	DEL	02/10/2015
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Reasons

- 1 The proposed change of use of the building to a dwellinghouse (C3) as shown on the submitted Location Plan 1:250 and approved plans, as stated on this decision notice amounts to permitted development under Class Q (a) (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

15/01267/FULL	43 The Brendons Sampford Peverell Tiverton Devon EX16 7BG	Construction of a balcony and french doors to the south elevation first floor	PERMIT	DEL	01/10/2015
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed construction of a balcony/raised platform and French doors to the south elevation first floor 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 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.

15/01268/FULL	5 Patches Road Tiverton Devon EX16 5AH	Erection of extensions to side and rear	PERMIT	DEL	30/09/2015
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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 extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
15/01276/ARM	Land and Building at NGR 292345 110799 (Huntland Farm) Tiverton Devon	Reserved Matters for the erection of an agricultural worker's dwelling following Outline approval 14/01759/OUT	PERMIT	DEL	02/10/2015

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B or E, relating to extensions to the house, including extensions to the roof or the provision of outbuildings or pools, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure that the size of the dwelling remains commensurate with the needs of the agricultural holding, in accordance with Policy DM10 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the scale, layout and appearance are appropriate for the rural setting and the design is not considered to lead to any material loss of privacy or amenity of others. The proposed access and parking facilities are suitable for the development and shall not result in undue harm to the visual amenities of the area. Subject to conditions the proposal is considered to comply with the requirements of Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

15/01285/PNCOU	Land and Building at NGR 280296 100118 Middle Hollacombe Farm Hollacombe Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	APA	DEL	29/09/2015
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Conditions

- 1 The scope of the development hereby approved shall include the demolition of the timber framed lean to that is located immediately adjacent to the proposed building that is proposed for retention, prior to the commencement of alterations to the building and its use as a dwellinghouse.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 The proposed change of use of the building into a 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.

15/01287/PNCOU	8 Higher Street Cullompton Devon EX15 1AJ	Prior Approval for a Change of Use from Shop (Class A1) to Catering/Delicatessen (Class A3) under Class C	PDA	DEL	01/10/2015
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Reasons

- 1 The proposed change of use of the building from Class A1 to A3 as shown on the approved plan accords with the requirements of Class C(a) and C(b) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

15/01289/FULL	Newton Farm Hemyock Cullompton Devon EX15 3QS	Installation of a shared electronic communications base station comprising of a 30m high lattice tower, six antennae, two 0.6m DIA dishes and six ground based radio equipment cabinets within a fenced compound	PERMIT	DEL	29/09/2015
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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

Having regard to all material considerations the provision of a mobile telecommunications mast in this area is considered to be acceptable and the benefits of the scheme in addressing so called mobile 'not-spots' outweigh any limited harm caused. The site is within the Blackdown Hills Area of Outstanding Natural Beauty but having regard to the existing landform and tree cover and the nature of the development it is concluded that it will be of an appropriate scale in the landscape and will be seen as a minor additional feature, thereby not causing demonstrable harm to the special beauty of the designation. The development will not have an adverse impact upon neighbouring residents and access to the site is acceptable. Therefore the application is in accordance with policies COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), policies DM2 and DM29 of Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/01305/FULL	1 St Margarets Close Hemyock Cullompton Devon EX15 3XJ	Erection of a two storey side extension and single storey extension to the rear with associated decking area and boundary fencing (Revised Scheme)	PERMIT	DEL	30/09/2015
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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 extensions and raised decking area by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within the Area of Outstanding Natural Beauty but is not considered to detract from its character, appearance or other aspects of its natural beauty. As such the proposal is considered to comply with policies DM2, DM13, DM14 and DM29 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01331/TPO	23 Charwell Meadow Bradninch Exeter Devon EX5 4QQ	Application for crown reduction by 2 m of 1 Oak tree protected by Tree Preservation Order no. 98/00009/TPO	PERMIT	DEL	30/09/2015

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: (a) Crown reduce the south side of the tree by up to 2m to natural growth points with cuts no larger than 100mm di-iameter

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 trees to the local character and amenity whilst enabling such works as are required to manage the tree in accordance with best Arboricultural practice.

Reasons

The works proposed are considered to be sufficiently justified and will both preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice.

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.

15/01346/FULL	Park Farm Poughill Crediton Devon EX17 4DJ	Erection of an agricultural building for forage storage and straw based manure(976sqm)	PERMIT	DEL	29/09/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The application for the erection of an agricultural building for forage storage and straw based manure is considered acceptable. The proposed agricultural building will provide much needed storage space to store forage and straw based manure undercover away from the weather elements. The building will operate with existing agricultural buildings of a similar siting, layout and scale on the site. Whilst the proposed agricultural building will be visible from outside the site, it is viewed in accordance with other existing agricultural buildings on the site and is not considered to have an adverse impact on the environment, local community or local road network. Given this assessment the application is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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