

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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
15/01151/LBC	Pynes House Cheriton Fitzpaine Crediton Devon EX17 4JA	Listed Building Consent for the replacement of 7 windows and 2 doors	PERMIT	DEL	09/10/2015

Conditions

- 1 Unless otherwise agreed in writing with the local planning authority the works hereby approved shall be completed with 8 months from the date of the consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No trickle vents shall be added to the approved windows.
- 4 The windows hereby approved will be recessed within the aperture to the same distance as those currently in situ.
- 5 The doors hereby approved shall be an exact replica (with the exception of the glazing) of those currently in situ.

Reasons

- 1 In order to ensure that the existing unauthorised windows are removed and replaced with the approved new windows, in accordance with policy DM31 of the Mid Devon Local Plan (Part 3).
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure a visual appearance in keeping with the listed building and to protect its special interest in accordance with the Mid Devon Local Plan (Part 3) policy DM27.
- 4 In order to ensure a visual appearance in keeping with the listed building and to protect its special interest in accordance with the Mid Devon Local Plan (Part 3) policy DM27.
- 5 In order to ensure a visual appearance in keeping with the listed building and to protect its special interest in accordance with the Mid Devon Local Plan (Part 3) policy DM27.

Reasons

The proposed works are considered to be justified and sufficiently well detailed to ensure the special interest of the listed building. Less than substantial harm is caused to the listed building due to the loss of historic fabric, but this is unavoidable and justified. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent. The Human Rights Act 1998 came into force on 2nd October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. This report has been prepared in light of the Council's obligations under the Act with regard to decisions to be informed by the principles of fair balance and non-discrimination.

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
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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.

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- 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.
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15/01180/FULL	Upper Hayne Farm Blackborough Cullompton Devon EX15 2JD	Erection of garage and summerhouse	PERMIT	DEL	05/10/2015
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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 development hereby permitted shall be used solely for purposes incidental to the domestic occupation of the dwellinghouse known as Upper Hayne Farm, EX15 2JD but shall not be used to provide primary living accommodation.

Reasons

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

Reasons

The proposed garage and summerhouse 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 and 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 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
15/01181/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

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.
- 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).

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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 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.

15/01195/ARM	Land and Buildings at NGR 272250 98701 (Littlecombe Farm) Bow Devon	Reserved Matters for the erection of an agricultural worker's dwelling following Outline approval 15/00120/OUT	PERMIT	DEL	07/10/2015
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.

Reasons

The erection of an agricultural worker's dwelling was approved in outline under LPA ref: 15/00120/OUT on the basis that it was necessary to support the agricultural activity on the Littlecombe Farm holding. The layout, scale, appearance, landscaping and access details (all the reserved matters) as submitted are considered acceptable in demonstrating that it will be possible to accommodate a dwelling on the site which is considered reasonable and commensurate with the scale of the operation undertaken on the holding, and in a manner which is acceptable from a landscape perspective, and respectful to amenities of any neighbouring occupiers. On this basis the proposals are considered to comply with the policy requirements as set out at DM1, DM2, DM8 and DM10 of Local Plan Part 3 Development Management Policies), and Policies 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 successful outcome for the application. 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.

15/01218/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
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Conditions

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

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- 3 The works hereby permitted shall consist solely of the following: (a) Remove 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.

15/01248/FULL	Little Holmead Loxbeare Tiverton Devon EX16 8BU	Erection of an agricultural livestock building	PERMIT	DEL	09/10/2015
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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.

Reasons

The proposed agricultural livestock building by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings, and is deemed to be reasonably necessary for the purposes of agriculture. As such the proposal is considered to comply with COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01257/FULL	Building at Hele Payne Farm Hele Exeter Devon EX5 4PH	Change of use of redundant building to dwelling	PERCON	DEL	09/10/2015

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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, G of Part 1, or Classes C of Part 2 of Schedule 2, relating to the enlargement or alteration of the dwelling or its roof, the provision of an outbuilding within the curtilage or exterior painting, shall be undertaken within the application site/dwelling curtilage* without the Local Planning Authority first granting planning permission.
- 4 The proposed windows and window frames shall be natural timber, flush fit casement windows. The windows shall be stained, and shall be so retained.
- 5 The external doors hereby proposed shall be constructed of natural timber, be stained, and shall be so retained.
- 6 The external doors, door frames and windows hereby shall be recessed into the walls by 10 centimetres upon fitment and be so retained.
- 7 Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.
- 8 Before the development hereby permitted is first brought into use, the external amenity area indicated on the approved plans, PL/SLP/01 and PL/BLOCK PLAN/01, shall be landscaped, formalised, and fenced, in accordance with details to be submitted to the local planning authority. Following its provision, this facility shall be so retained.
- 9 The development shall be carried out in accordance with the recommendations set out within the submitted ecology survey, dated 15th of June 2015.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the, visual amenities of the area and character and appearance of the building in accordance with policy DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the, visual amenities of the area and character and appearance of the building in accordance with policy DM2 and DM11 of the 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 character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 7 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies)

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8		To ensure adequate private amenity space is provided for the development in accordance with policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			
9		To ensure any nature conservation interests are preserved in accordance with policy DM11 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The existing barn can be converted with minimal exterior alterations, and it's attractive character and appearance will be retained. The impact to the setting of the site is considered to be minimal. An adequate level of parking has been provided, and the application is unlikely to result in an unacceptable impact on the local road network. The works are unlikely to impact protected species at the proposal, and mitigation can be provided to improve biodiversity and ensure the safeguarding of protected species on the site, this will be conditioned. The conversion of the barn to a dwellinghouse is not considered to result in any unacceptable impacts to a neighbouring dwelling. The proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM11 of the Local Plan Part 3, and Part 3 and Part 7 of the National Planning Policy Framework.

Reasons

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

15/01263/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.

15/01265/LBC	Old Shuttern Bridge Pump Street Newton St Cyres Devon	Listed Building Consent to dismantle and repair downstream stone section of footbridge	PERMIT	DEL	05/10/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before any new pointing work is carried out to stone work or cobbles sample panels of one metre square of the pointing shall be provided on site for approval in writing by the Local Planning Authority.

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4 Any new natural materials to be used in the repair shall be of a geological type and colour that matches the existing materials.

Reasons

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

Reasons

The proposal seeks to repair the structure of an existing bridge including the replacement of fabric where it is structurally unsound. The loss of any fabric is outweighed by the public benefits arising from the need to have a structurally sound bridge. On this basis the proposal is considered to be acceptable in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) DM27 and National Planning Policy Framework.

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
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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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/01301/PNCOU	Ridgeway Farm Morchard Bishop Crediton Devon EX17 6SJ	Prior notification for the change of use of agricultural building to 2 dwellings under Class Q	RPA	DEL	09/10/2015
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Reasons

- 1.The Local Planning Authority considers that the proposed building operations to allow for the change of use, particularly in terms of the steel frame structure within the south elevation to enable the building to withstand wind loads would provide additional structural support to the existing structure which would amount to the addition of a new structural element going beyond the provisions of Q.1 (i) and paragraph 105 of the Planning Practise Guidance. The proposed building operations therefore go beyond the remit of those allowable by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the proposal is not permitted development.
- 2.The Local Planning Authority considers that the siting of the building, within the farm yard location and in close proximity to other agricultural buildings, is impractical and undesirable for a residential use, given the potential noise and other nuisance arising from the adjacent buildings. The development is therefore not considered to be acceptable in accordance with Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

15/01306/FULL	48 Brook Street Bampton Tiverton Devon EX16 9LY	Erection of an extension to existing conservatory	REFUSE	DEL	05/10/2015
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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 In the opinion of the Local Planning Authority, the design and detailing of the proposed extension causes less than substantial harm to the special interest of the listed building, with no mitigating public benefit and insufficient justification. The proposal is not considered to be in accordance with Policies DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01307/LBC	48 Brook Street Bampton Tiverton Devon EX16 9LY	Listed Building Consent for the erection of an extension to existing conservatory	REFUSE	DEL	05/10/2015

Reasons

- 1 In the opinion of the Local Planning Authority, the design and detailing of the proposed extension causes less than substantial harm to the special interest of the listed building, with no mitigating public benefit and insufficient justification. The proposal is not considered to be in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/01314/TPO	Heritage Developments South West Ltd Marketing Suite (Open Space Opposite 8 Aubyns Wood Avenue) Tiverton Devon EX16 5DE	Application to carry out works to 2 Oak trees and recoppicing of selected Sycamore and Ash trees protected by Tree Preservation Order 06/00016/TPO	PERMIT	DEL	07/10/2015
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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 raise the lowest limb of Oak over the lane to stem-natural target prune referenced as Oak 2 within Group 4107 on the approved plan. b) Re-coppicing of 3 Sycamore stems and 4 Ash stems as referenced as Group 4107 on the approved plan

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 trees in accordance with best Arboricultural practice.

Reasons

The proposed works are in accordance with the specification given by the Tree Officer and subject to conditions, reflect good practice in managing the trees in their location. It is not considered that the works proposed would result in harm to the long term health of the trees or the visual amenities of their surroundings. Therefore there is no objection to the proposed works and permission is hereby granted subject to conditions.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01322/FULL	20 Yeoford Meadows Yeoford Crediton Devon EX17 5PW	Conversion of existing garage to form additional living accommodation	PERMIT	DEL	08/10/2015

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.

Reasons

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

Reasons

The application scheme for the conversion of existing garage to form additional living accommodation at 20 Yeoford Meadows, Yeoford is considered to be acceptable in principle. The proposed alterations to the appearance and nature of use is considered to respect the character, scale, setting and design of the existing dwelling. Overall, it is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties. Both aspects of the proposal are considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, DM8, DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

15/01323/FULL	National Westminster Bank Plc 11 Fore Street Tiverton Devon EX16 6LW	Installation of internal and external access ramp and handrails	PER	DEL	07/10/2015
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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 alterations are considered to be reasonably necessary to support wider improvements to the business and by virtue of their scale, massing, design and location, the works are not considered to harm the quality of the building or its surroundings. As such the proposal is considered to comply with COR2 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM1, DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01325/ADVERT	National Westminster Bank Plc 11 Fore Street Tiverton Devon EX16 6LW	Advertisement Consent to display 1 internally illuminated chevron sign and 2 suspended A1 posters	PERMIT	DEL	07/10/2015
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Conditions

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

Reasons

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

Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality or the conservation area within which the site lies. The proposal is in accordance with Town and Country Planning Control of Advertisement Regulations (as amended) and guidance in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01328/LBC	22 Castle Street Tiverton Devon EX16 6RG	Listed Building Consent to replace existing aluminium framed windows on front elevation with timber framed windows	PERMIT	DEL	06/10/2015

Conditions

- 1 Unless otherwise agreed in writing with the local planning authority the works hereby approved shall be completed with 8 months from the date of the consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No trickle vents shall be added to the approved windows.
- 4 The windows hereby approved will be recessed within the aperture to the same distance as those windows in the neighbouring property 'The Queen's Head'

Reasons

- 1 In order to ensure that the existing unauthorised windows are removed and replaced with the approved new windows, in accordance with policy DM31 of the Mid Devon Local Plan (Part 3).
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure a visual appearance in keeping with the listed building and to protect its special interest in accordance with the Mid Devon Local Plan (Part 3) policy DM27.
- 4 In order to ensure a visual appearance in keeping with the listed building and to protect its special interest in accordance with the Mid Devon Local Plan (Part 3) policy DM27.

Reasons

The proposed works are considered to be appropriate and necessary to protect the special interest of the listed building. No harm is caused to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

15/01329/FULL	Rear of The Sticks Zeal Monachorum Crediton Devon EX17 6DG	Retention of change of use of garage to astronomical observatory with domed roof	REFUSE	DEL	08/10/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In the opinion of the local planning authority the application proposal which is for the retention of the use of a detached garage building to an astronomical observatory with an operational domed roof is considered unacceptable as a result of the relationship between the application site and the neighbouring residential properties situated to the North of the garage (particularly The Sticks) given the potential to enable the overlooking of these properties at such a close distance. On this basis it is considered that the application scheme would be detrimental to the privacy and amenity of the existing and any future occupiers of the residential properties to the North (particularly The Sticks). On this basis the application is not considered to comply with policy DM2 (criterion e) of the Local Plan Part 3 (Development Management Policies).

15/01350/FULL	Land at NGR 310298 114026 (The Paddocks) Blackwater Road Culmstock Devon	Construction of a manege	PERMIT	DEL	06/10/2015
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Conditions

- 1 The development hereby permitted shall be taken to have been legally commenced on 27th August 2015.
- 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 To set a legal commencement date for the development 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 provision of a manege in this location is considered to be of an acceptable size, location and design so as not to cause harm to the character and landscape of the area or the amenity of neighbouring residents. The development will not lead to an unacceptable increase in traffic. Having regard to all material considerations the application is in accordance with the provisions of Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM23 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01356/FULL	Roydon Alexandra Road Crediton Devon EX17 2DZ	Erection of two storey extension, entrance lobby and installation of dormer window to rear elevation	PERMIT	DEL	05/10/2015
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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.

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

Reasons

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

Reasons

The application for the erection of a two storey extension, entrance lobby and installation of a dormer window to the rear elevation is considered to be supportable in policy terms, and seeks to modify the external balcony elements from a previously approved scheme. This current application introduces some more modern features to the dwelling, particularly the glazed entrance lobby, and overall the scale, mass and design of the scheme is considered to respect the character, scale, setting and design of the existing house. Overall it is not considered that the proposed scheme would have a significant adverse impact on the amenity of occupiers of surrounding dwellings in terms of loss of light, overlooking or loss of privacy. On this basis the proposals are considered to sufficiently comply with the following Policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

15/01372/FULL	Former Devon County Council (Plot 10) Newcombes Resource Centre Newcombes Crediton Devon EX17 2AB	Erection of a dwelling (Plot 10)	PERMIT	DEL	05/10/2015
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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 development hereby approved shall be carried out in accordance with the material samples that have been approved in relation to the scheme approved under LPA ref 14/00979/MFUL.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with:- Mid Devon Core Strategy (Local Plan1) CO2 Local Plan Part 3 (Development Management Policies) DM2, DM14

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

This proposal seeks to vary the approved house design for plot 10 within a scheme of development already approved under LPA refs: 14/00979/MFUL and 14/02141/MFUL for 10 houses. The scope of amendments include for the provision of a second storey above the garage to the eastern elevation of the building (set back from the front elevation). In visual and design terms the proposal remains acceptable and would not result harm to the amenities of the occupiers of the neighbouring unit. The scheme raises no highway safety and/or parking issues. Accordingly, the proposal is in accordance with Mid Devon Core Strategy (Local Plan part 1) policies COR1, COR2, COR3, COR8, COR9, COR15 and Mid Devon Local Plan part 3 (Development Management Policies) policies DM1, DM2, DM8, DM14, DM15 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 determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01384/FULL	Wick Lea Nomansland Tiverton EX16 8NW	Erection of single storey extension	PERMIT	DEL	06/10/2015
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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.

Reasons

The application for the single storey ground floor extension to the residential dwelling is considered acceptable. The proposed extension will provide additional living accommodation of a similar siting, layout and scale on the site. It is not considered that the proposed extension will not result in an overdevelopment of the curtilage of the dwelling. 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 DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
15/01398/FULL	Tysehurst The Green Morchard Bishop Crediton Devon EX17 6PD	Erection of a replacement garage with storage space	PERMIT	DEL	05/10/2015

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.

Reasons

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

Reasons

The application scheme for the erection of a replacement garage with storage space at Tysehurst, The Green, Morchard Bishop is considered to be acceptable in principle. The scale and design of the garage is considered to respect the character, scale, setting and design of the existing dwelling. Overall it is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties. The proposal are considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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