

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00828/FULL	Aston Manor Brewery Co Ltd Howden Road Tiverton Devon EX16 5HL	Creation of 4 loading bays	PERCON	DEL	13/10/2015

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 loading bays hereby permitted shall not be first brought into operation until a 2.4m high noise barrier has been provided along the perimeter of the site shown as a green line on the plan attached to this decision notice as Figure 1, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Such barrier should be fully complete, formed from a solid construction with no air gaps and must achieve a minimum mass of 10 kg/m². Once provided, such approved barrier shall be permanently so retained and maintained to the standard provided by this condition.
- 4 The loading bays hereby permitted shall not be first brought into operation until a noise minimisation plan has been implemented and is in operation, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Such noise minimisation plan shall include, but need not be limited to, the following: a) To prevent noise breakout from loading activities, all staff operating within the loading bays must be trained and competent to ensure that trailers are properly sealed within the loading bays ensuring that there are no air gaps prior to any loading taking place. b) To prevent noise breakout from the facility, loading bays should be closed when not in use. c) During the hours 7pm until 7am the following morning reversing alarms of HGV's using the loading bays will be switched off. d) A 44m HGV separation point, as shown on the plan attached to this decision notice as Figure 1, shall be clearly and permanently marked on the ground, identifying a line beyond which there shall be no HGV movements during the hours of 7pm until 7am the following morning. All hgv drivers shall be instructed not to drive HGV's past the 44m HGV separation point during the specified hours. Such noise minimisation plan shall be adhered to at all times when the loading bays are in operation.

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 any noise pollution to nearby dwellings from the development in accordance with Policy DM7 of the Local Plan Part 3 (Development Management Policies).
- 4 To minimise any noise pollution to nearby dwellings from the development in accordance with Policy DM7 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the proposal is for minor operational development which is not considered to have an unacceptable visual impact or increase flood risk elsewhere. Subject to the provision of a noise barrier and other noise mitigation measures, the development is not considered to lead to an unacceptable additional noise impact on neighbouring residential dwellings. The proposal is considered to comply with the requirements of relevant Policies: COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM7 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 pre-application discussions, negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01076/FULL	Duxmoor Calverleigh Tiverton Devon EX16 8JW	Erection of double garage/carport/garden store with hobbies room over	PERMIT	DEL	12/10/2015
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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 occupation of the property presently known as Duxmoor and any subsequent name given to the property as identified on approved plan 15-001 0-0003 REV B, received 6th July 2015. The development shall not be sold, let, used or otherwise be disposed of as a separate unit of 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 ensure the development complies with the requirements of Policy DM13 of the Local Plan Part 3 (Development Management Policies) where no other proposed use has been applied for nor justified.

Reasons

The proposed garage and hobby room 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. As such the proposal is considered to comply with Policies COR2 and COR18 of the Core Strategy 2007, 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. 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.

15/01248/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.

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Reasons

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

Reasons

The proposed 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.

15/01254/FULL	Thatch Cottage Silver Street Willand Cullompton Devon EX15 2RG	Erection of conservatory following demolition of existing porch	REFUSE	DEL	15/10/2015
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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 The proposed works are considered to be of a design which is at odds with the traditional appearance and style of the original house and by reason of its size, design and proposed materials would adversely compete with the historic character and appearance of the listed building. There are no mitigating circumstances put forward to justify the harm arising. Therefore the proposed development is not in compliance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01255/LBC	Thatch Cottage Silver Street Willand Cullompton Devon EX15 2RG	Listed Building Consent for the erection of conservatory following demolition of existing porch	REFUSE	DEL	15/10/2015

Reasons

- 1 The proposed works are considered to be of a design which is at odds with the traditional appearance and style of the original house and by reason of its size, design and proposed materials would adversely compete with the historic character and appearance of the listed building. There are no mitigating circumstances put forward to justify the harm arising. Therefore the proposed development is not in compliance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

15/01257/FULL	Building at Hele Payne Farm Hele Exeter Devon EX5 4PH	Change of use of redundant building to dwelling	PERCON	DEL	09/10/2015
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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 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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)			
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.

15/01301/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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<p>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.</p>					

15/01308/FULL	Lytchett Farm Clayhidon Cullompton EX15 3QE	Retention of two storey extension, single storey extension and boiler room (Revised Scheme)	PERMIT	DEL	12/10/2015
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Conditions

- 1 The development hereby permitted shall be taken to have begun on 17th 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 proposed extensions 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 surrounding. 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) 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 emails and correspondence with the 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.

15/01310/FULL	Canonsleigh Barton Burlescombe Tiverton Devon EX16 7JF	Erection of an extension	PERCON	DEL	16/10/2015
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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 No development shall take place until the implementation of a programme of archaeological work in accordance with a written scheme of investigation has been submitted and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme.

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.
- 3 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.

Reasons

The proposed single storey 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. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) 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 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.

15/01312/TPO	Stockwell Cottage Silverton Exeter Devon EX5 4DF	Application to crown lift by 5m 1 Lime tree protected by Tree Preservation Order 95/TP11	PERMIT	DEL	16/10/2015
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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 to clear 5m from the ground, secondary branches only.

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[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

15/01317/FULL	Broad and Trump Electrical The Old Cattle Shed Lower Town Sampford Peverell Tiverton Devon EX16 7EG	Variation of conditions 2 and 4 of planning permission 12/01672/FULL to allow an increase in the outside storage area	PERMIT	DEL	13/10/2015
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Conditions

- 1 The development hereby permitted shall be taken to have begun on 19th 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.
- 3 The development shall be carried out in accordance with the external materials specification approved by the Local Planning Authority on 17th May 2013 under planning permission reference 12/0162/FULL.
- 4 No materials, goods, products, chattels, scrap or waste materials shall be stored outside of any building, at any time except within the designated 'outside storage' area as indicated on the approved site plan proposed revision A.
- 5 The vehicular access, parking and turning areas indicated on the approved plans and as surfaced and drained (to avoid surface water discharge onto the highway) in accordance with the details approved by the Local Planning Authority on 17th May 2013 under permission 12/01672/FULL shall be so retained.
- 6 Any gate(s) shown on the approved plans shall be hung to open away from the highway only, shall be set back a minimum distance of 6 metres from the nearest edge of the adjoining highway, and shall be so retained.
- 7 Within three months of the date of this consent the original access in the south west corner of the site shall be permanently closed to vehicular traffic in accordance with the details approved by the Local Planning Authority on 17th May 2013 under planning permission 12/01672/FULL.
- 8 The visibility splays provided to serve the new access of 3m depth measured back from, and parallel to, the edge of the carriageway with a clear height of 3m above the adjacent carriageway level over the entire site frontage shall be provided and maintained shall be retained and maintained for that purpose at all times.
- 9 No retail sales shall be carried out on any part of the application site.
- 10 The development shall be carried out in accordance with the boundary treatment plan approved by the Local Planning Authority on 17th May 2013 under planning permission reference 12/01672/FULL and shall be so retained.
- 11 No trees or hedges on or immediately adjacent to the southern boundary of the site shall be removed without a landscaping scheme first having been submitted to and approved in writing by the Local Planning Authority. Any removal of trees or hedges and any subsequent landscaping planting shall be carried out in accordance with the agreed landscaping plan within 9 months of the substantial completion of the development hereby approved.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
4		To safeguard the character and amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies), Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).			
5		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 DM8 Local Plan Part 3 (Development Management Policies) and the NPPF.			
6		To allow vehicles to stand clear of the highway carriageway whilst the gates are being opened or closed in the interests of highway safety, and to ensure the formation of a safe and satisfactory access in accordance with the NPPF.			
7		To achieve safe access to and from the site in a manner which does not cause significant danger and inconvenience to other road users in accordance with the NPPF.			
8		In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site in accordance with DM2 Local Plan Part 3 (Development Management Policies) and the NPPF.			
9		To prevent unnecessary traffic from being attracted to the site as a result of direct sales to retail customers, which may adversely affect safety on the local road network in accordance with the NPPF.			
10		To safeguard the character and amenities of the area in accordance with Policy DM2 Local Plan Part 3 (Development Management Policies).			
11		For the avoidance of doubt and to safeguard the character and amenities of the area in accordance with Policy DM2 Local Plan Part 3 (Development Management Policies).			

Reasons

The site is located within the open countryside where development is controlled. The National Planning Policy Framework is very clear that there should be an emphasis on promoting sustainable economic development. The re-use of the building has already been permitted and this application seeks to amend some of the details regarding location of parking spaces and bin store as well as increasing the area of permitted outside storage. The policy considerations are not dissimilar to those relevant to the previous grant of planning permission in 2012. Access from the site is directly out onto Lower Town with easy access to the A361 and motorway. With regards to the proposed B8 storage and distribution use, it is not considered that the proposal will harm the semi-rural character of the area, and, as it is already in commercial use, will not lead to the dispersal of activity or uses on such a scale as to prejudice town and village vitality or significantly increase car travel. It retains nature conservation interests. The proposal is considered to be compliant with the policies DM2, DM8 and DM20 Local Plan Part 3 (Development Management Policies) and policies COR1, COR4, COR9, COR18 Mid Devon Core Strategy (Local Plan Part 1).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included dealing with 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
15/01339/FULL	1 Aspen Way Tiverton Devon EX16 6UJ	Erection of a two storey extension	REFUSE	DEL	12/10/2015

Reasons

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

Reasons

- 1 The scale of the proposed extension, with a large gable featured on the neighbouring property boundary, is considered to be overbearing upon the occupants of the neighbouring properties at 12 and 13 Gardenia Drive and likely to result in demonstrable harm to their amenity. The proposal is considered to be contrary to the following policies: DM2 and DM13 of the Local Plan Part 3 (Development Management Policies), and advice in the National Planning Policy Framework.

15/01340/FULL	Land at NGR 289616 123281 (East Tapps Farm) Oakford Devon	Erection of agricultural worker's dwelling with garage and residential curtilage	PERCON	DEL	13/10/2015
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Conditions

- 1 The development hereby permitted shall begin not later than one year from the date of this decision.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans.
- 3 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 a widow or widower of such a person, and to any resident dependants.
- 4 Prior to the first occupation of the dwelling hereby approved, a landscaping scheme shall have been submitted to, and approved in writing by the Local Planning Authority, including details of boundaries, surfacing and any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the first occupation of the development and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 5 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 or E of Part 1, 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 without the Local Planning Authority first granting planning permission.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with DM11 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.			
4		To ensure that the development makes a positive contribution to the local character and amenity of the immediate area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).			
5		To ensure that the size of the dwelling remains commensurate with the needs of the agricultural holding, in accordance with policy DM10 of Local Plan Part 3 (Development Management Policies).			

Reasons

The new dwelling is proposed to house a farm worker who will assist in the management of livestock and upkeep of the farm. The agricultural appraisal submitted with the application confirms that the proposal meets the tests laid down in planning policy, particularly that there is an established essential need for an additional dwelling, that the business is viable and has every prospect of remaining so, and that there are no other opportunities to provide the accommodation needed. The proposed dwelling is an appropriately sized 3 bedroomed single storey property which respects the local vernacular. The proposed materials include light coloured render beneath a double Roman clay tiled roof. The dwelling does not overlook any other neighbouring property and sits comfortably to the side of the farm complex where it is not considered to impact on local or more strategic views. The location of the proposed dwelling allows for the close monitoring of livestock and general security and overall, the proposed development satisfies the requirements of national policy and local policy including policies COR1, COR2 and COR18 of the Core Strategy (Local Plan Part 1), policy AL/IN 3 of the Allocations and Infrastructure Development Plan Document and policies DM1, DM2, DM8, DM10, DM14 and DM15 of Local Plan Part 3 (Development Management Policies).

Reasons

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

15/01342/FULL	Greenend House Uplowman Tiverton Devon EX16 7DW	Erection of extension	PERMIT	DEL	12/10/2015
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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 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 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.

15/01344/FULL	The Firs Sampford Peverell Tiverton Devon EX16 7ED	Erection of extension	PERMIT	DEL	13/10/2015
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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 single storey rear extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01349/FULL	Penton Penton Lane Crediton Devon EX17 1ED	Conversion of one dwelling into two dwellings and alterations to include erection of porch, scullery and staircases, replacement of single storey rear extension and alterations to access	PERCON	DEL	13/10/2015

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 Before their erection, details of the boundary fences dividing the two dwellings and their garden/parking areas, including their height, materials and finish, shall be submitted to and approved in writing by the Local Planning Authority. Installation of the boundary treatments shall be in accordance with the approved details and retained thereafter.
- 4 Prior to construction of the porch structure and glazed entrance hall, working details of the new glazing, fixings and finish of the timber rafters and mullions of the porch and hallway shall be submitted to and approved in writing by the Local Planning Authority. Construction of the porch and hallway structures shall be in accordance with these approved details, and so be so retained.
- 5 The windows within the extension to the north elevation shall be timber and painted.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the boundary treatments make a positive contribution to the character and appearance of the setting of the listed building in accordance with policy DM27 of Local Plan Part 3: (Development Management Policies).
- 4 To ensure the works make a positive contribution to the character and appearance of the listed building in accordance with policy DM27 of Local Plan Part 2 (Development Management Policies).
- 5 To ensure the works are in keeping with the character of the listed building, in accordance with policy DM27 of Local Plan Part 2 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The principal of the conversion of the dwelling into two dwellings is considered to be supportable in policy terms. The proposed site layout provides adequate provision of parking and turning facilities in accordance with the requirements of policy DM8. The subdivision of the plot also allows an appropriate amount of external amenity space for each dwelling. The application scheme includes some minor internal alterations that are not considered to result in the loss of a significant amount of historic building fabric or harm the overall character of the existing dwelling. The external additions to the property are considered to be acceptable in terms of their scale and design and it is not considered that they would harm the overall character or appearance of the listed building. Overall the subdivision of the dwelling and its gardens to provide two dwellings is not considered to result in harm to the character and appearance of the listed building or its setting as part of the Crediton Conservation Area. It is not considered that the proposed development would result in any significant adverse impacts to the amenity of occupiers of neighbouring properties or users of the public footpath that runs to the west of the site. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide new open space / maintenance of existing, off site. It is therefore considered that the scheme is in accordance with the following policies; COR1, COR2 and COR15 of the Local Plan part 1, DM1, DM2, DM8, DM14, DM15 and DM27 of the Local Plan part 3, AL/IN/3 of the Local Plan part 2 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 dealing with 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.

15/01351/LBC	Penton Penton Lane Crediton Devon EX17 1ED	Listed Building Consent for conversion of one dwelling into two dwellings and alterations to include erection of porch, scullery and staircases, replacement of single storey rear extension and alterations to access	PERMIT	DEL	13/10/2015
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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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal which seeks to subdivide the dwelling into two dwellings is considered to be acceptable and would not harm the character and/or integrity of the house or its setting as part of the Crediton Conservation Area. The proposed internal alterations are not considered to result in the loss of a significant amount of historic building fabric or harm the overall character of the property which is listed building. The external alterations and additions to the building are considered to be acceptable in terms of their scale and design and it is not considered that the alterations would harm the overall character, appearance and/or integrity of the listed building. Overall the application scheme is considered to be acceptable in accordance with the policy DM27 of Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

15/01353/FULL	14 Arnold Crescent Tiverton Devon EX16 5PJ	Erection of an extension	PERMIT	DEL	16/10/2015
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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 extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01358/TPO	The Gables Gables Road Willand Cullompton Devon EX15 2PL	Application to carry out works to 1 Oak tree protected by Tree Preservation Order 08/00004/TPO	REFUSE	DEL	16/10/2015

Reasons

- 1 Due to the shape and size of the crown of the tree the works proposed are not considered to be sufficiently justified and will not preserve the continued contribution of the tree to the local character, nor are such works required to manage the trees in accordance with best Arboricultural practice.

15/01359/TPO	Church House 2 Higher Town Sampford Peverell Tiverton Devon EX16 7BP	Application to fell 1 Ash tree and reduce the height of 4 Sycamore trees protected by Tree Preservation Order 89/00005/TPO	PERMIT	DEL	16/10/2015
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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) DTS 789 Ash - Fell (b)DTS 790 Sycamore - reduce height by 3-4m maximum 100mm diameter cuts, prune back extended limbs over highway by 2-3m (c)DTS 791 Sycamore - reduce height by 3-4m maximum diameter 50mm cuts (d)DTS 792 Sycamore - reduce height by 3m maximum diameter 50mm cuts (e)DTS 793 Sycamore - reduce height by 3m maximum diameter 50mm cuts

Reasons

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

Reasons

The proposed reduction works to four trees and the removal of one tree are considered sufficiently justified to manage the trees and address any potential safety issues. The works will 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01365/FULL	Old Mill Orchard 23A Higher Town Sampford Peverell Tiverton EX16 7BR	Replacement of tiles with render finish to front and rear elevations	PERMIT	DEL	13/10/2015

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 replacement of tiles with render finish to front and rear elevations at Old Mill Orchard, 23A Higher Town, Sampford Peverell is considered to be acceptable in principle. The replacement of the tiles with a render finish to the front and rear elevations is considered to respect the character, scale, setting and design of the existing dwelling and its setting within the Conservation Area. Overall it is not considered that the proposal would result in over development of the curtilage or have an adverse impact on the living conditions of occupants of any neighbouring properties. The proposals are considered to be in accordance with the following Policies: Mid Devon Core Strategy (Local Plan Part 1) Policies COR2 and COR17, Local Plan Part 3 (Development Management Policies) Policies DM2, DM13 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 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.

15/01381/FULL	East Barton Bow Crediton Devon EX17 5AD	Change of use from existing annexe to a dwelling and erection of extensions	PERMIT	DEL	13/10/2015
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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 application scheme for the change of use from existing annexe to a dwelling within an agricultural holding, and erection of extensions is considered to be supportable in policy terms. The proposal extensions to the existing building would not result in over development of the building and/or the site curtilage, or have an adverse impact on the living conditions of occupants of the neighbouring properties. On this basis the proposals are 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.

15/01382/CLP	Wonham Walled Garden Bampton Tiverton Devon EX16 9JZ	Certificate of Lawfulness for the proposed erection of porches over external doors	PERMIT	DEL	16/10/2015
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Reasons

The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015. Planning permission is not required.

15/01397/FULL	15 Churchlands Bow Crediton Devon EX17 6JF	Erection of 2 storey extension	REFUSE	DEL	16/10/2015
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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

- The application scheme is for the erection of a two storey side extension to this semi-detached property. Extensions to existing dwellings should respect the character, scale, setting and design of the existing dwelling. The proposed extension is to extend the building very close to the boundary of the neighbouring property (13 Churchlands). In the opinion of the Local Planning Authority, this new relationship would be detrimental to the living conditions of the existing and future occupiers given the separation distance and the introduction of a window at first floor directly adjacent to the existing window set at first floor level at No. 13 Churchlands. Furthermore the proposed extension will upset the existing symmetrical relationship between the house plots on this part of the Churchlands estate. For these reasons the application scheme is not considered to respect the scale, character, setting and design of the existing dwelling or its surroundings, and is therefore considered to be contrary to Policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01427/FULL	Rock Cottage Upton Hellions Crediton Devon EX17 4AE	Erection of extension, replacement roof and windows	PERMIT	DEL	13/10/2015

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 extension, replacement of roof and windows at Rock Cottage, Upton Hellions is considered to be acceptable. The proposal would not result in over development of the curtilage given the large curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed works are not considered to detract from the character and appearance of the existing dwelling. The proposal is therefore 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.
