

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01086/FULL	Willand Service Centre Willand Cullompton Devon EX15 2PF	Erection of petrol filling station including sales (200sqm shop), dispensing forecourt and canopy, underground tanks and associated pipework, air/water machine, parking, floodlights, service yard area and new surface finished, removal of existing pumps a	PERCON	COMM	23/10/2015

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 No development approved by this permission shall be commenced until a scheme and timescale for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Such works shall be designed to prevent surface water being discharged to the highway. The drainage works shall be completed in accordance with the details and timetable agreed and be so retained.
- 4 No development shall take place on site until the off-site highway works for the provision of guard railing, signage, and footway widening have been constructed and made available for use in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Once provided such approved facilities shall be so retained.
- 5 Within 1 month of the new petrol filling station and shop first being brought into use, the existing shop and petrol filling station shall cease to be used as such and thereafter the premises shall only be used for car sales and car showroom associated with the present on-site car sales business and for no other purpose.
- 6 Prior to its installation, details of external lighting together with associated shielding to prevent glare/ light pollution shall be submitted to and approved in writing by the Local Planning Authority. External lighting shall be in accordance with the approved details only and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).
- 4 To minimise the impact of the development on the highway network in accordance with Policy 32 of the National Planning Policy Framework.
- 5 To ensure there is only one filling station and shop at this location to safeguard the amenities of the surrounding area.

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6 In the interests of preventing light pollution or glare in order to safeguard local amenities.

Reasons

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The proposed development is considered compliant with the National Planning Policy Framework and with the policies set out in the Council's Local Plan with regard to the provision of retail facilities outside defined settlement limits and the expansion of existing businesses. The application site lies adjacent to existing employment premises and, although there is residential development in proximity, the proposed development is in keeping with the character of the site and surroundings in terms of use. In light of the above assessment, the size, layout and design of the development is acceptable within its context, there would be no overriding detrimental impact on the amenity of adjacent neighbours. Subject to conditions the application would not cause harm to highway safety. All material considerations have been taken into account, including those raised by consultees and contained in letters of representation. The proposal is therefore considered to comply with the requirements of Policies COR1, COR2 and COR4 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM6, DM7, DM8, DM19 and DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01135/FULL	Watton Farm Halberton Tiverton Devon EX16 7AN	Erection of an agricultural building	PERMIT	DEL	19/10/2015
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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 erection of an agricultural building is considered acceptable. The proposed agricultural building will provide additional space on the farm to house and feed cattle and store hay/straw, machinery and fodder in a purpose built building which will operate with existing agricultural buildings of a similar siting, layout and scale on the site. Whilst the proposed agricultural building will be visible from a distance from outside the site, it is viewed in accordance with other existing agricultural buildings on the site and is not considered to have an adverse impact on the environment, local community or local road network. Given this assessment the application is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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Reasons

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

15/01234/FULL	Exe Valley Practice 3 Coach Road Silverton Exeter EX5 4JL	Erection of dwelling	PERCON	COMM	22/10/2015
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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 Prior to their first use on the development, details of the slate and render shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be used and so retained.
- 4 Prior to their first use on the development, working details of the new external doors/door frames and windows, including sections, mouldings and profiles, finishes and glazing have been submitted and approved in writing by the Local Planning Authority. Such approved materials shall be used and so retained.
- 5 The development shall take place strictly in accordance with Appendix 4 root pruning methodology on page 9 of the report from Hi-Line dated 28 September 2015 and the details shown on drawing number CT_4071_TPP dated 28 September 2015.
- 6 Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on the approved plan PL2 REV E, including the proposed parking and turning area for 3 Coach Road, shall be surfaced and drained (to avoid surface water discharge onto the highway) and marked out in accordance with the approved details. Following their provision, these facilities shall be so retained.
- 7 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, of Part 1, relating to the extension and alteration of the dwelling, extensions or alterations to its roof, the insertion of windows and/or roof lights, and the provision of outbuildings, shall be undertaken within the dwellings curtilage without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 4 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 5 To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		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)			
7		To safeguard the visual amenities of the area and amenities of neighbouring dwellings in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed dwelling is considered to be an acceptable design and location in accordance with the policy requirements of COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies). The dwelling provides accommodation in accordance with the size requirements of Policy DM15 of the Local Plan Part 3 (Development Management Policies) . The proposed dwelling will result in the loss of some parking associated with the doctor's surgery; however, the level of parking maintained at the surgery, including the proposed parking for the dwelling is acceptable in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies). There will be some impact on surrounding residential properties, however, this will not be significant and the proposal is therefore in accordance with Policy DM2 in this regard. The proposal is considered to be in accordance with relevant planning policies and has been recommended for approval.

Reasons

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

15/01272/FULL	Hazel Cottage Thorverton Exeter Devon EX5 5PJ	0+---+---+[] -0987662q1 bcv[] Erection of stone cob/lime render garage/office following demolition of existing garage	PERMIT	DEL	23/10/2015
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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 current proposal is acceptable in that the garage and home office is considered to be appropriately scaled and designed and not to harm the setting of the adjacent Grade II listed building. The proposal will not affect parking and access provisions and there will be no material loss of privacy or amenity for neighbouring occupiers. The proposal is considered to comply with the requirements of relevant policies: DM2, DM13 and DM27 of the Mid Devon 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 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.

15/01310/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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

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.

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.

15/01330/FULL	Land and Building at NGR 304365 119036 (Waterslade) Hockworthy Devon	Erection of an extension and alterations to workshop/studio	PERMIT	DEL	21/10/2015
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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.

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Reasons

The current proposal is acceptable in that the proposal is to alter and extend an existing business premises (craft workshop) by providing a full height rear extension, large windows and a glazed extension to the side. The road elevation will not change and the remaining elevations are only partially visible. Whilst somewhat domestic in its appearance in part, the inclusion of large areas of glazing can be justified. It is not considered that the development would have unacceptable impacts on the local road network, the character and appearance of the countryside or the privacy or amenity of neighbouring residents. The use of the building is not changing and this decision relates only to the extension of the building. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM2 and DM20 of the Local Plan 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.

15/01336/FULL	3A Okefield Road Crediton Devon EX17 2DN	Retention of a conservatory and perimeter wall	PERMIT	DEL	19/10/2015
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Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 10th July 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 works.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application scheme for the retention of a conservatory and perimeter wall at 3A Okefield Road, Crediton and is considered supportable by policy. The scale and design of the conservatory and the detailing of a perimeter wall is considered to respect the character, scale, setting and design of the existing dwelling. Overall it is not considered that the development results in the over development of the curtilage or have significant adverse impacts on the living conditions of occupants of any neighbouring properties. The development is therefore considered to be in accordance with the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR15, Mid Devon 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01345/FULL	Land and Buildings at NGR 296137 123028 (Knowles) Bampton Devon	Conversion of redundant building to dwelling, formation of vehicular and pedestrian access and part re-alignment of existing track	PERCON	DEL	19/10/2015

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 No hard landscaping works for the reinstatement of the vehicular access in the areas shown on the approved plan 2456/4 shall begin until details/samples of the surfacing materials to be used 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 thereafter.
- 4 Prior to their first use on the building details/samples of the materials to be used for all the external surfaces including, walls, roof materials, rainwater goods and sections moulding and profiles of all openings shall first have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be so used and retained thereafter.
- 5 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 re-profiling 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.materials
- 6 Prior to the first occupation of the dwelling hereby approved, the provision of new access, visibility splay and translocation of the hedge shall have been carried out fully in accordance with submitted drawing 2456/1/A and in accordance with the requirements of Conditions 3, 4 and 5 of planning permission 14/01434/FULL.
- 7 Prior to the first occupation of the dwelling hereby approved the development shall comply with the requirements of condition 5 of planning permission 14/01434/FULL, consisting of a reduction in the width of the existing access to 2 metres with 2 metres of hawthorn hedgerow as specified in approved plan 2456/1/A.

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 an appropriate access in in place to serve the dwelling in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To ensure that the development makes a positive contribution to the local character and amenity of the immediate area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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| 6 | | To ensure appropriate measures are taken to provide and maintain safe highway access in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies). | | | |
| 7 | | To prevent future use of the access which is deemed to be unsafe for vehicle movements generated by the conversion, to ensure highway safety. | | | |

Reasons

The building proposed for conversion is considered to be of a permanent construction and makes a positive contribution to the rural character of the area. A suitable access to the building can be re-established and the barn is capable of being converted without significant alteration or rebuilding. The proposal retains the original character of the building and its surroundings. It has not been identified that the works would result in ecological harm subject to careful timing of works and further monitoring. There are no near neighbours who will be caused demonstrable harm by virtue of a loss of privacy or amenity. A financial contribution toward the provision and funding of public open space has been made. Having regard to all material considerations the application meets with the requirements of Policies COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/3 of Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Policies DM1, DM2, DM3, DM8 and DM11 of Local Plan Part 3 (Development Management Policies). Planning permission is hereby granted subject to conditions.

Reasons

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

15/01353/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.

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Reasons

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

15/01355/FULL	13 Burchier Close Bampton Tiverton Devon EX16 9AG	Erection of extension to front of dwelling	PERMIT	DEL	21/10/2015
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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 current proposal is acceptable in that the extensions is considered to be appropriately designed and not to harm the privacy or amenity of neighbouring occupants. The proposal is considered to comply with the requirements of relevant policies: DM2 and DM13 of the Local Plan Part 3 of the (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 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.

15/01358/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
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

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.

15/01362/FULL	Land at NGR 295824 110308 (Rear of Little Holwell) Collipriest Devon	Change of use of agricultural land to domestic garden	PERMIT	DEL	23/10/2015
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Conditions

- 1 The date of commencement of this development shall be taken as the 25th August 2015 when the application was registered by the Local Planning Authority.
- 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 order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.

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Reasons

The retention of the change of use of agricultural land to domestic garden is not considered to harm the privacy or amenity of the occupiers of another dwelling, or the character of the rural surroundings. On balance, the enlarged garden area is still broadly in keeping with the scale of the dwellinghouse and overall the proposal is considered to comply with COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is granted subject to conditions.

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.

15/01382/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

- 1 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
15/01399/PNCOU	Land and Building at NGR 300703 110258 Brithem Bottom Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	APA	DEL	23/10/2015

Conditions

- 1 Prior to the first occupation of any part of the building subject to this application as a dwellinghouse, the adjacent agricultural lean-to to the south west of the application building shall be removed. All resultant materials shall be removed from the site in accordance with drawing number 2b proposed floor plans and elevations, dated August 2015 and received by the Local Planning Authority on the 12th October 2015.

Reasons

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

Reasons

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

15/01413/FULL	Southcott Farm Chawleigh Chulmleigh Devon EX18 7HP	Erection of an agricultural livestock building	PERMIT	DEL	19/10/2015
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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 erection of an agricultural livestock building at Southcott Dairy Farm, Chawleigh is considered supportable in policy terms. The proposed agricultural building will provide additional covered space on the holding for livestock storage which will operate with existing agricultural buildings. The building is of a similar scale and design to the existing buildings on the site. Whilst the proposed agricultural building will be visible from outside the site, it will be viewed within a rural landscape adjacent to other buildings of a similar size, scale and design and is therefore not considered to have an adverse impact on the local landscape character and visual amenities of the area. The application scheme raises no transport and/or access issues. On this basis the application scheme is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/01432/CLP	Little Hensleigh Cottage Tiverton Devon EX16 8JR	Certificate of Lawfulness for the proposed installation of external wall insulation to all elevations	PERMIT	DEL	19/10/2015
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Reasons

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

15/01436/FULL	Staple Court House Hockworthy Devon TA21 0NH	Erection of a steel balcony	PERMIT	DEL	23/10/2015
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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 Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01438/FULL	Land at NGR 280054 113389(Woodford Farm) Witheridge Devon	Installation of 150KW ground mounted solar panels	PERMIT	COMM	23/10/2015

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 erection of a small scale photovoltaic array comprising three rows of panels on a parcel of agricultural land is deemed to be an acceptable addition to the existing 2 rows of panels already in situ. In summary the renewable energy benefits that will arise from the proposed scheme are achievable without; -Having an adverse impact on the landscape and character of the area or any nearby heritage assets, -Adversely affecting the environmental and visual amenities of any nearby residential property, -Harming the living conditions of the occupiers of other nearby dwellings, -Adversely affecting the availability of productive agricultural land, -Adversely affecting local habitats within the site and surrounding area. As such the development complies with Policies COR5 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM5 of the Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework (NPPF). It is therefore recommended that the application is approved subject to conditions.

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.

15/01443/FULL	The Threshing Barn Cheriton Bishop Exeter Devon EX6 6HH	Erection of a building for the storage of a horse lorry	PERMIT	DEL	22/10/2015
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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 for the erection of a building to store a horse lorry is considered to be supportable in policy terms. The design, scale, location and materials proposed for the new building are considered to be acceptable given the site context, and overall it is not considered the development would harm the character of the rural area. Given the siting of the building it is not likely to result in any significant adverse impacts to the amenity of occupiers of any nearby properties. The use of the proposed building would not generate additional traffic on the local highway and it is not considered that the proposed building would result in an unacceptable impact on the local road network. The application scheme is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 2 (Development Management Policies) DM1, DM2, DM23 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.

15/01447/FULL	Waters Edge Mutterton Cullompton Devon EX15 1RN	Erection of an extension	PERMIT	DEL	23/10/2015
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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 is for a single storey ground floor rear extension to the residential dwelling and is considered to be supportable in policy terms. The proposed extension is considered acceptable in terms of siting, layout and scale and design. It is not considered that the proposed extension will result in an overdevelopment of the curtilage of the dwelling, and/or adversely affect the living conditions of any neighbouring dwellings. 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
15/01476/FULL	Peartree House Lapford Crediton Devon EX17 6PZ	Replace window with bi-fold patio doors on front elevation	PERMIT	DEL	23/10/2015

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 bi-fold doors hereby approved shall be constructed of timber and stained to match the existing windows in the property, and shall be retained as such.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the dwelling and its contribution to the conservation area in accordance with policy DM13 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposal for the replacement of a window with bi-fold doors is considered to be supportable in policy terms. The existing fenestration arrangement of the property is quite uniform, however it is not considered that the insertion of the bi-fold doors, which are conditioned to be timber rather than uPVC, would detract from the appearance of the existing dwelling and/or the character and appearance of the conservation area. There are no concerns regarding over development of the curtilage or impact on neighbours. Given this assessment the proposal is 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, 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.

15/01479/FULL	Maycroft Lapford Crediton Devon EX17 6PX	Installation of dormer window	PERMIT	DEL	19/10/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for the installation of a dormer extension to be set within the pitch of the roof on the front elevation at Maycroft, Lapford is considered to be supportable in policy terms. The overall scale and design of the application scheme is considered to be acceptable taking into the character, scale, setting and design of the existing house. Furthermore, it is not considered that the application scheme would result in any adverse impacts to the living conditions of occupants of any neighbouring properties to the site. On this basis the proposals are considered to sufficiently comply 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 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.
