

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
13/00717/FULL	Land and Buildings at NGR 295243 122092 (Former Bampton School) School Close Bampton Devon	Variation of condition 2 of planning permission 11/00052/MFUL to allow substitution of housetypes on plots 1, 2, 4, 20, 26 and 27, change of external materials on plots 4, 5 and 6 and removal of condition 25 to allow plot 21 to be allocated land previousl	PERMIT	DEL	09/01/2015

Conditions

- 1 The development hereby permitted shall be considered to have lawfully begun on 22nd May 2013.
- 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 schedule received 6th November 2014.
- 4 Hard landscaping works in the areas shown on the approved plan(s) shall be carried out in accordance with plan HBHT10126/D100 Rev C received 10th October 2011 as agreed in writing by the Local Planning Authority in writing on 11th July 2012 under reference 11/00052/MFUL. Such approved works shall then be carried out before the last dwelling on the site is occupied and shall be so retained.
- 5 New external doors/door frames/windows/rooflights shall be installed in accordance with the details and plan received by the Local Planning Authority on 17th August 2011 and 19th October 2011 under reference 11/00052/MFUL and be so retained.
- 6 Landscaping shall be carried out in accordance with the details on drawing SPP/1658/1A received 29th September 2011 under reference 11/00052/MFUL. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), 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.
- 7 The development shall be carried in accordance with the Arboricultural Statement received by the Local Planning Authority on 22nd June 2011 under reference 11/00052/MFUL.
- 8 Boundary treatments shall be installed in accordance with details on drawing HBHT10126/D100 Rev C received 10th October 2011 under reference 11/00052/MFUL. Once the approved boundary treatments have been provided they shall be so retained.
- 9 The estate roads, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be provided in accordance with details on plans HBHT10126/D100 Rev B, HBHT10126 Rev C and HBHT10126/D101 Rev D received 10th October 2011 under reference 11/00052/MFUL. Construction shall be in accordance with the approved details and permanently retained.
- 10 The development shall be carried out in accordance with the agreed phasing programme as detailed in the information received by the Local Planning Authority on 7th October 2011 and 30th April 2012 under reference 11/00052/MFUL.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
11		The development should be carried out in accordance with details on drawings HBHT10126/D102 Rev B, HBHT10126/D100 Rev C and HBHT10126/D101 Rev D received under reference 11/00052/MFUL. Once provided, the details indicated on these drawings shall be permanently retained.			
12		The development shall be carried out in accordance with the Written Scheme of Investigation and Methodology Statement for deposition of the project archive and preparation of the Oasis entry as prepared by AC Archaeology received 30th June 2011 under reference 11/00052/MFUL.			
13		The surface water management system shall be installed in accordance with the details indicated on drawings 10288-C001 Rev A, 10288-C002 Rev A, 10288-C004 Rev A, 10288-C003 Rev A, 10288-C005 Rev A, 10288-C006 Rev A received under reference 11/00052/MFUL prior to the occupation of the last dwelling to be occupied within the development. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.			
14		The development shall be carried out in accordance with the details of the Phase III remediation strategy received 30th April 2012 under application reference 11/00052/MFUL.			
15		Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and approved in writing by the Local Planning Authority.			
16		In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 15.			
17		A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.			
18		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.			
19		The development shall be carried out in accordance with the demolition and construction phase management plan received 8th March 2013 and details received 11th July 2012 and agreed on 4th April 2013 under reference 11/00052/MFUL. The development shall be carried out strictly in accordance with the approved demolition and construction management plan.			
20		The development shall be carried out in accordance with the waste management plan received 7th October 2011 under reference 11/00052/MFUL.			
21		The protected species mitigation recommendations detailed in the PLANeco Bat Survey received 17th March 2011 and the PLANeco reptile survey dated October 2010 under reference 11/00052/MFUL shall be incorporated into the development in accordance with the time scales indicated in the reports. Once provided the bat mitigation features shall be permanently retained.			
22		The development shall be carried out in accordance with the sustainability report completed by AES Southern submitted with application 13/00717/Full which demonstrates the carbon reduction strategy for the development. The agreed carbon reduction strategy shall be implemented for each dwelling in accordance with the approved details before the first occupation of each dwelling and be so retained.			
23		The sarking boards and slates from the disused school buildings shall be stripped and reused in the bat roost building in accordance with details (including timing) within the Bat Survey by PLANeco dated November 2010 and received 26th November 2010 under reference 11/00052/MFUL.			
24		The high grip highway surface treatment at and on the highway on the southern side of the junction between the development and School Close shall be in accordance with details on drawing HBHT10126/D100D which were previously agreed with the Local Planning Authority on 11th July 2012 under reference 11/00052/MFUL. The surface treatment shall be implemented in accordance with the approved details and in accordance with the phasing programme agreed under condition 10 and be permanently retained.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 To set a lawful commencement date as development of the site had begun when the application was submitted.
- 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 policy COR2 Mid Devon Core Strategy (LP1) and Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: policy COR2 Mid Devon Core Strategy (LP1) and Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 5 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and appearance of the dwellings in accordance with: policy COR2 Mid Devon Core Strategy (LP1) and Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy COR2 Mid Devon Core Strategy (LP1) and Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 7 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 COR2 Mid Devon Core Strategy (LP1) and Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 8 To ensure the development makes a positive contribution to the character and appearance of the area in accordance with policy COR2 Mid Devon Core Strategy (LP1) and Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 9 In the interests of access and safety of all users of the highway in accordance with Local Plan Part 3 (Development Management Policies) DM2.
- 10 To ensure the proper development of the site in accordance with policies DM2 and DM14 Local Plan Part 3 (Development Management Policies).
- 11 To ensure: (ii) the site is developed in a proper manner; (iii) adequate access and associated facilities are available for all traffic attracted to the site, in the interest of safety of all users of the adjoining public highway and to protect the amenities of the adjoining and future residents in accordance with policy DM2 Local Plan Part 3 (Development Management Policies) .
- 12 To ensure that an appropriate archive is deposited of historic building evidence that will be affected by the development in accordance with the NPPF.
- 13 To prevent an increase in flooding downstream of the site in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).
- 14 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DM7 Local Plan Part 3 (Development Management Policies).
- 15 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DM7 Local Plan Part 3 (Development Management Policies).
- 16 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DM7 Local Plan Part 3 (Development Management Policies).
- 17 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DM7 Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
18		To ensure the works are carried out in accordance with best Arboricultural practice.			
19		To manage and mitigate the potential impacts from site clearance and construction as well as construction traffic and to protect the air quality and amenity of nearby residents in accordance with Policies DM2 and DM7 Local Plan Part 3 (Development Management Policies).			
20		To ensure the appropriate controls are in place to manage the waste generated from the development of the site.			
21		To ensure the protection of species and habitats protected by the Wildlife and Countryside Act 1981 as amended, the habitats Directive 1992 and the Conservation of habitats and Species regulations 2010, and to ensure it is in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).			
22		In order to secure implementation of the carbon reduction measures to reduce the environmental impact of the development in accordance with Policy AL/IN/6.			
23		To ensure the protection of species and habitats protected by the Wildlife and Countryside Act 1981 as amended, the Habitats Directive 1992 and the Conservation of Habitats and Species Regulations 2010, DM2 Local Plan Part 3 (Development Management Policies).			
24		To minimise the impact of the development on the highway network and to protect the safety of all users of the highway in accordance with Policy DM2 Local Plan Part 3 (Development Management Policies) and the NPPF.			

Reasons

The substitution of house types on plots 1, 2, 4, 20, 26 and 27, change to external materials on plots 4, 5,6 and other minor changes to the originally approved layout including changes to provision of garden gates and oil tanks and numbering and positioning of allocated parking spaces relevant to some plots are considered to be relatively minor and do not substantially alter the original grant of planning permission. These changes and the allocation of the land formerly proposed as allotment to plot 21, will not have an adverse impact on the overall design and appearance of the new housing development previously approved on the site or result in a different relationship with the existing surrounding residential development close to the site. The application is therefore in accordance with policies COR2 and COR15 Mid Devon Core Strategy, policies AL/IN/3 and AL/IN/6 Allocations and Infrastructure DPD, policies DM2, DM3, DM7, DM14, DM15 of Local Plan Part 3 (Development Management Policies) and the NPPF and has been recommended for approval.

14/00388/FULL	Fair Havens Mill Street Crediton Devon EX17 3AA	Erection of 3 dwellings with shared courtyard and parking areas, following demolition of existing dwelling	PERMIT	DEL	06/01/2015
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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 commencement of any part of the site the Local Planning Authority shall have received and approved a Construction Management Plan (CMP) including:- (a) the timetable of the works; (b) Daily hours of construction; (c) Any road closure; (d) Hours during which delivery and construction traffic will travel to and from the site; (e) The number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) The compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials; (h) Details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site; (k) Details of wheel washing facilities and Road sweeping facilities; (l) The proposed route of all construction traffic exceeding 7.5 tonnes (m) Details of the amount and location of construction worker parking.

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4		Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the drawing prepared by MJS Planning & Design: Topographical demarking proposed division and excavations - rev E.			
5		The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.			
6		No part of the development hereby approved shall be brought into its intended use until the access parking facilities visibility splays turning area access drive and access drainage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.			
7		In accordance with details that shall have previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains onto any County Highway.			
8		The commencement of the building of the houses shall not begin until samples of the materials to be used for all the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.			
9		Prior to the commencement of development of the new building works further details of the retaining structure and the treatment on the site boundary with the Pounds shall be submitted to and approved in writing by the Local Planning Authority. This part of the development shall be completed only in accordance with the details thus approved.			
10		Prior to the commencement of development further details of the measures for the protection of all existing trees and hedgerows across the site and on the site boundaries shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of measures shall be implemented prior to the commencement of development and maintained as such for the duration of the development.			
11		None of the houses hereby permitted shall be occupied until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall be stored within this dedicated store/area, as shown on the approved plans.			
12		Prior to demolition commencing, a works plan and risk assessment shall be submitted for approval to the Local Planning Authority for consultation with Environmental Health Services. This plan and assessment should identify and risk-assess any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed.			
13		No development shall take place until a strategy of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy prior to the use of the building commencing.			
14		Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the proposed windows in the side elevation of H2 adjacent to the garden area of H1 shall be non-opening and glazed with obscure glass to a specification to be agreed with the Local Planning Authority and shall be permanently maintained thereafter as non-opening and obscure glazed.			

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 safety of the public highway and to safeguard the residential amenities of the area.
- 4 To provide adequate visibility from and of emerging vehicles.
- 5 To prevent mud and other debris being carried onto the public highway.
- 6 To ensure that adequate facilities are available for the traffic attracted to the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		In the interest of public safety and to prevent damage to the highway.			
8		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM14.			
9		These details are considered unsatisfactory in the form shown on the drawings submitted to date and further clarification is required to ensure an acceptable form of development in terms of the relationship with the Pounds			
10		To protect and enhance the character of the site and the site and the Crediton Conservation Area and to ensure its appearance is satisfactory.			
11		To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials, in accordance with requirement of Policy DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
12		In the interests of public health and protection of the environment.			
13		To ensure that the principles of sustainable drainage are incorporated into this proposal, and in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).			
14		To safeguard the amenities of the adjoining premises from overlooking and loss of privacy, in accordance with Policy DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal is acceptable in that it is for new housing, on land which is within the settlement boundary of Crediton. The height, scale, mass and overall design of the proposed houses is considered acceptable reflecting on the site location and context. It is considered that the redevelopment of the site as proposed should enhance the contribution that the site makes towards the character and appearance of this part of the Crediton Conservation Area. The proposals do not introduce an unacceptable relationship with the neighbouring properties to the extent that it would adversely affect their living conditions. The scheme includes a satisfactory means of access into site for future residents in conjunction with existing users. The proposed levels of parking meet the policy requirements. Accordingly, the proposal is in accordance with Mid Devon Core Strategy Local Plan Part 1 policies COR1, COR2, COR3, COR8, COR9, COR15 and Local Plan Part 3 policies DM1, DM2, DM8, DM14, DM15, DM27 and Guidance as set out in the National Planning Policy Framework.

14/01159/FULL	25 High Street Crediton Devon EX17 3AH	Removal of conditions 14, 15 and 16 of planning permission 13/00028/FULL relating to contamination risk assessment and remediation scheme	PERMIT	DEL	07/01/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of two 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 open linhay-style garages hereby approved shall be allocated one for each dwelling and shall be used only for the storage of private motor vehicles and any other storage incidental to such use and shall not be used for any business purposes.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		The areas shown on the submitted plan no. DC/O12/01 as part of application 13/00028/FULL for the turning and parking of vehicles shall be provided prior to the occupation of the dwellings and shall be kept free from obstruction at all times to enable vehicles to enter and leave the site in a forward gear.			
5		The external materials and joinery detailing shall be as described in the Agent's letter of 27th June 2014, and accompanying information, and as subsequently agreed in the Local Planning Authority's discharge of condition letter of 12 November 2014 referring to the use of tarmac for the yard and with Tegular paving for the edgings; the use of Conservation rooflights from the Rooflight Company shall be set flush with the roof line and all windows and doors shall be in powder coated colour Anthracite. All other external materials shall otherwise be as previously agreed by the Local Planning Authority in its e-mail discharge of condition letter of 18 September 2013 in respect of previous condition 5 of application 13/00028/FULL.			
6		All above ground foul drainage pipeworks shall be provided internal to the buildings.			
7		Bin storage areas shall be provided in accordance with the details as set out submitted Drawing No. DC/012/06, dated 27.06.14 and as previously agreed by the Local Planning Authority in respect of previous condition 7 of application 13/00028/FULL. Such approved details shall be provided prior to occupation of the dwellings and thereafter so retained.			
8		The works shall be undertaken in accordance with the Written Scheme of Investigation (WSI) as prepared by South West Archaeology, dated 26 June 2014, and which has been considered acceptable by the Local Planning Authority in respect of previous condition 8 of application 13/00028/FULL.			
9		The development shall be carried out in accordance with the landscaping scheme as set out in the submitted Drawing No. DC/012/06 , dated 27.06.14 and as previously agreed by the Local Planning Authority in respect of previous condition 9 of application 13/00028/FULL. All such works as comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), 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.			
10		The development shall be carried out in accordance with the boundary details as set out in the submitted Drawing No. DC/012/06 , dated 27.06.14 and as received on 11 July 2014, and as previously agreed by the Local Planning Authority in respect of previous condition 10 of application 13/00028/FULL. All such boundary treatment shall be erected prior to occupation of the dwellings in accordance with the approved details, and shall thereafter be so retained.			
11		All other noise mitigation measures as set out in the Environment Noise Assessment Report prepared by Ian Sharland, Noise and Vibration Control Specialists, and as received on 24 January 2013 in respect of application 13/00028/FULL shall be implemented prior to any occupation of either of the dwellings hereby approved, and shall thereafter be so retained.			
12		Notwithstanding the provisions of Part 1 Classes A to F, and Part 2 Classes A and B of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no extensions, walls/fences, buildings within the curtilage, oil tanks, satellite antenna or other alterations or means of enclosure shall be carried out without the prior permission of the Local Planning Authority, obtained through the submission of a planning application.			
13		The scheme shall be carried out in compliance with the recommendations as set out in the Ecological consultancy report prepared by David F. Wills, Ecological Consultant, and as received on 16 January 2013 in connection with application 13/00028/FULL, in respect of nesting birds and bats.			
14		In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with those procedures as previously set out under Conditions 14,15 and 16 of application 13/00028/FULL. Where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 15 as previously set out in application 13/00028/FULL.			

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		In the interest of the amenities of the area and to ensure that there is adequate space within the site for the safe parking of vehicles and having regard to policies COR2, COR9 of the Mid Devon Core Strategy Local Plan Part 1, policies DM2, DM8, and DM14 of Local Plan Part 3 (Development Management Policies).			
4		In the interests of highway safety and to ensure that there is adequate space within the site for the safe parking of vehicles and having regard to policies COR2, COR9 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2, DM8, and DM15 of Local Plan Part 3 (Development Management Policies).			
5		For the avoidance of doubt and to ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy C0R2 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2, DM14 and DM27 of Local Plan Part 3 (Development Management Policies).			
6		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy C0R2 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2,DM14 and DM27 of Local Plan Part 1 (Development Management Policies).			
7		For the avoidance of doubt and in the interests of ensuring satisfactory living conditions for future occupiers of the dwellings and in accordance with policy C02 of the Mid Devon Core Strategy (Local Plan Part 1), and policies DM/2, DM/14 of Local Plan Part 3 (Development Management Policies).			
8		To ensure that an appropriate record is made of archaeological evidence that may be affected by the development having regard to the requirements of policy COR2 of Mid Devon Core Strategy (Local Plan Par 1), and policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies) and National Policy Guidance as set out in National Planning Policy Framework.			
9		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy C02 of the Mid Devon Core Strategy (Local Plan Part 1). policies DM2, DM14 of Local Plan Part 3 (Development Management Policies).			
10		To safeguard the character and amenities of the area and in the interests of ensuring satisfactory living conditions for future occupiers of the dwellings in accordance with policy C02 of the Mid Devon Core Strategy (Local Plan Part 1). policies DM2, DM14 of Local Plan Part 3 (Development Management Policies).			
11		To safeguard the character and amenities of the area and in the interests of ensuring satisfactory living conditions for future occupiers of the dwellings in accordance with policy C02 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2, DM14 of Local Plan Part 3 (Development Management Policies).			
12		To prevent the overdevelopment of the site and to safeguard the living conditions of adjoining properties and the character and appearance of the buildings and the in accordance with Mid Devon Core Strategy (Local Plan Part 1), policy COR2, (Development Management Policies) policies DM2,DM14 and DM/27.			
13		In the interests of ensuring the protection of wildlife species and having regard to the provisions of the Wildlife and Countryside Act 1991 and the EC Habitats Directive 1994.			
14		To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).			

Reasons

The application seeks removal of conditions 14, 15 and 16 of planning permission 13/00028/FULL for the conversion of existing storage buildings to form 2 dwellings. These conditions were previously applied having regard to the precautionary principle in relation to any possible wider environmental impacts that may be caused by this development in respect of contaminated land. It has now been confirmed that the risk of any such contamination at this site is unlikely and accordingly that the imposition of the previous conditions 14, 15 and 16 no longer remain reasonable or necessary. There are no other changes to the development as otherwise already approved and the removal of the conditions would not, it is considered, negatively impact on any neighbouring properties. There are no other changes to the development as otherwise already approved and the removal of the conditions would not, it is considered, negatively impact on any neighbouring properties. The proposal remains acceptable as the site is within the defined settlement limit of Crediton where residential development is allowed. The proposal remains in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR3, COR8, COR9, COR12 and COR15 Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM3, DM6, DM8, DM14, DM15, DM27 and Government policy guidance as set out in the National Planning Policy Framework (NPPF), March 2012. It is therefore recommended a grant of conditional consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01414/FULL	Land at NGR 271057 112706 (Adj New Inn Cottages) Chawleigh Devon	Erection of 3 dwellings and associated works	PERMIT	DEL	05/01/2015

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 Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the drawing 1714.10, as received 29 August 2014, where the visibility splays provide inter visibility at a height of 0.600 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway shall be as indicated.
- 4 No part of the development hereby approved shall be brought into its intended use until the access parking facilities visibility splays turning area access drive and access drainage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.
- 5 In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.
- 6 The commencement of the building of the houses shall not begin until samples of the materials to be used for all the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 7 No development shall begin until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection, in the course of development and all new boundary treatments across the site. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.
- 8 The conclusions and mitigation measures as set out in the Blackdown Environmental Survey Report (August 2014), and its accompanying Appendix 5 (Conservation Action Statement) , as received on 1 September 2014 by the local planning authority, shall be complied with in full during construction of the development hereby approved.
- 9 No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been provided in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

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 provide adequate visibility from and of emerging vehicles.
- 4 To ensure that adequate facilities are available for the traffic attracted to the site.
- 5 In the interest of public safety and to prevent damage to the highway.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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| 6 | | To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM14 | | | |
| 7 | | To protect and enhance the character of the site and the Lapford Conservation Area and to ensure its appearance is satisfactory, and in accordance with. Mid Devon Core Strategy (Local Plan 1) policy COR2 Local Plan Part 3: (Development Management Policies) DM2 DM14 DM27 | | | |
| 8 | | To ensure the protection of any ecological interests at the site. | | | |
| 9 | | To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials, in accordance with requirements of policy DM14 of Mid Devon Local Plan Part 3 (Development Management Policies). | | | |

Reasons

The proposal is acceptable in that it is for new housing on land which is within the settlement boundary Chawleigh. The height, scale, mass of the proposed buildings and the overall design of the 3 dwellings is considered acceptable reflecting on the site location and the constraints that prevail. The proposals do not introduce an unacceptable relationship with the surrounding houses to the extent that it would adversely affect their living conditions, subject to conditions. The scheme includes a satisfactory means of access into site for future residents and the levels of parking will exceed the policy requirement. Ecological impacts have been assessed and can be satisfactorily mitigated by condition. There are no drainage or other material reasons which would militate against approval. Recent Government changes announced on 28 November 2014 regarding the lawful use of S106 is a material consideration which now overrides those policies as set out in the Allocations and Infrastructure Development Plan Document. There are therefore no grounds for refusing the application on the basis of any non-payment of S106/affordable housing contributions. Accordingly, the proposal is in accordance Mid Devon Core Strategy (Local Plan Part 1) policies COR1, COR2, COR3, COR8, COR9 and COR17, Mid Devon Local Plan Part 3 (Development Management Policies) policies DM1, DM2, DM8, DM14 and DM15 and guidance in the National Planning Policy Framework.

14/01588/FULL	1 Town Mead Oakford Tiverton Devon EX16 9EW	Erection of extension	PERMIT	DEL	08/01/2015
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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 external walls of the proposed extension shall be rendered to match the render on the existing dwelling.
- 4 Notwithstanding the approved plans, the window in the rear elevation of the extension hereby permitted shall be glazed with translucent glass and non-opening (or restricted opening in accordance with details which shall have been approved in writing by the Local Planning Authority before installation of the window) and shall be permanently so retained.
- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no window or other opening shall be installed or provided in the rear elevation of the extension hereby permitted without the Local 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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| 3 | | In the interests of visual amenity in accordance with policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies). | | | |
| 4 | | To protect the privacy of the occupiers of 3 Townmead, Oakford in accordance with policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies). | | | |
| 5 | | To protect the privacy of the occupiers of 3 Townmead, Oakford in accordance with policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies). | | | |

Reasons

The current proposal is acceptable in that, subject to conditions, it is not considered that the development will have an unacceptable impact on the visual amenities of the area, the conservation area or the privacy and amenities of neighbouring occupants. The proposal is considered to comply with the requirements of relevant policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) or DM2, DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

14/01592/MFUL	Ebear Farm Westleigh Tiverton Devon EX16 7HN	Erection of polytunnel (1200 sq. m)	PERMIT	COMM	08/01/2015
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Conditions

- No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turving or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion 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.
- The polytunnel hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.
- The hedge along the north east boundary of the site shall be maintained at a height of no less than 3 metres whilst the polytunnels are on site.

Reasons

- To ensure that the development makes a positive contribution to the character and amenity of the area and to safeguard the character and appearance of the Grand Western Canal Conservation Area in accordance with policies DM2 and DM27 of Local Plan Part 3: (Development Management Policies).
- To safeguard the rural character of the area and the character and appearance of the Grand Western Canal Conservation Area in accordance with policies DM22 and DM27 of Local Plan Part 3: (Development Management Policies).
- To safeguard the amenity of local residents in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).

Reasons

The Authority considers that the proposal is reasonably necessary to support a farming activity on the farm of in the immediate locality, that it is sensitively located to limit adverse impacts on residents or the character of the area, that it will not have an adverse impact on the environment and will not have an unacceptable traffic impact on the local road network. In addition, it is not considered that the proposal will result in harm to the setting of the Conservation Area. The proposal therefore complies with COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01599/FULL	Knowle Farm Clayhidon Cullompton Devon EX15 3QA	Change of use of outbuilding to additional accommodation	PERMIT	DEL	06/01/2015

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 area identified within the red line on the approved site location plan shall be permanently retained for use in connection with and ancillary to the occupation of Knowle Farm, the associated dwelling identified within the blue line on the site location plan, and shall not be let, sold or otherwise occupied independently of that dwelling.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is located within the open countryside; there is no policy support for new dwellings within the countryside.

Reasons

The proposed change of use of an existing outbuilding to provide additional accommodation, 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 policy DM13 of the Local Plan Part 3 (Development Management Policies). The site is located within the Area of Outstanding Natural Beauty, however, the proposed change of use of a storage building is not considered to detract from the Area of Outstanding Natural Beauty's character, appearance or other aspects of its natural beauty due to the external appearance of the building remaining unaltered; and therefore complies with policy DM29 of the Local Plan Part 3 (Development Management Policies).

14/01656/OUT	Village Hall Station Road Yeoford Devon	Outline for the erection of 2 dwellings following demolition of former village hall	PERMIT	DEL	07/01/2015
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Conditions

- 1 Before any part of the development hereby permitted is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called the Reserved Matters) shall be submitted to and be approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.
- 4 The detailed drawings required to be submitted by Condition CO1 shall include the following additional information boundary treatments, existing site levels, finished floor levels, Fixed Datum Point on highway, tree protection plan, and foul and surface water drainage.
- 5 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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6 No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splays, turning area, parking spaces hardstanding, and access drainage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.

Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 To enable the Local Planning Authority to consider the impacts of the proposal on the area in accordance with Local Plan Part 3 (Development Management Policies) Policies DM1 and DM2.
- 5 For the avoidance of doubt and in the interests of proper planning.
- 6 To ensure that adequate facilities are available for the traffic attracted to the site in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The site is within the settlement limits of Yeoford and the community use on the site has been relocated to new premises elsewhere in the Village. Therefore the principle of residential development on the site is considered acceptable. All matters are reserved for future consideration but given the size of the site and how it relates to the highway and adjoining and adjacent dwellings, it is considered that an acceptable development of two dwellings can be developed and considered at reserved matters stage. Therefore, the proposal is considered to comply with the requirements of relevant policies: COR1, COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM3, DM8, DM15 and DM25 of the Mid Devon Local Plan Part 3 (Development Management Policies).

14/01699/FULL	Land at NGR 273411 108426 (Adjacent to Sandhurst) Lapford Devon	Erection of a dwelling	PERMIT	DEL	09/01/2015
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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 other part of the development hereby approved shall begin until Eastington Lane has been widened across the site frontage and provided with a footway of a minimum width of 1.8 metres and a maximum gradient of 1 in 12 across the site frontage, in accordance with the alignment indicated on drawing no. 141007/AL(PL)100 REVISION B, along with any retention works, street lighting and drainage, all in accordance with a construction specification that shall be submitted to and approved in writing by the Local Planning Authority. Following their provision, such widened highway and footway shall be retained and maintained for that purpose at all times.
- 4 No landscaping works in the areas shown on the approved plan(s) with regard to the access and parking areas shall begin until samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, (in any phase), and shall be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		Following the provision of the development of Eastington Lane as set out in Condition 3 of this consent, the access to the site must be provided at the western end of the site frontage in accordance with details set out in Plan no. 141007/AL(PL)100 REVISION B and in accordance with Condition 7 of this consent, prior to any other works associated with the construction of the dwelling itself. Following its provision, such access shall be permanently retained and maintained for that purpose.			
6		Unless otherwise agreed in writing by the Local Planning Authority, the access shall be constructed level with Eastington Lane for the first 4 metres back from the realigned edge of the carriageway and the remainder of the driveway, parking and turning areas shall have a gradient not exceeding 1 in 10.			
7		The site access shall be provided with visibility splays for pedestrians measuring 1.5m back along the drive from the back of the footway and extending to a point 1.5m along the inside edge of the footway either side of the drive with no obstruction greater than 600mm above the footway which shall thereafter be maintained to that standard.			
8		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F or G of Part 1, or Classes A or B of Part 2 of Schedule 2, relating to fences, gates or other structures within the curtilage of the building(s), shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
9		In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains onto any County Highway.			
10		The site access shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.			
11		Prior to installation details and samples of the materials to be used for the balconies and steps associated shall be submitted to, and approved in writing by, the Local Planning Authority. Such approved details shall be so retained.			
12		All telephone, electricity and mains gas services to the building shall be placed underground.			
13		Prior to occupation a plan indicating the height, positions, design, materials, plants, trees and type of boundary treatment to be erected both to the highway boundary and the rear garden (specifically between Trelawney and the site) shall be submitted to, and be approved in writing by, the Local Planning Authority along with a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall 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 In the interests of highway safety.
- 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: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM14.
- 5 In the interests of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site.
- 6 In the interests of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site.
- 7 To safeguard pedestrians by providing adequate visibility.
- 8 To safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Mid Devon Core Strategy 2 (Local Part Part 1) Policy COR2 Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM14.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		In the interests of public safety and to prevent damage to the highway.			
10		To prevent mud and other debris being carried onto the public highway.			
11		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: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM14.			
12		In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM14.			
13		To safeguard the character and amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The application scheme comprises a single dwelling house with new access improvements to the adopted highway adjacent. The site is located in the settlement boundary of Lapford and therefore is considered acceptable in principal. The proposal is considered to be appropriately scaled and designed in terms of its impact on the street scene and the adjacent dwellings. The proposed driveway, and associated vehicular movements that would arise, are considered acceptable in highway safety terms. It is not considered that the application scheme will adversely affect the living conditions of the occupiers of neighbouring properties to the extent which would justify refusing planning permission. The additional drive to serve the site will not result in highway safety concerns. The proposal is therefore considered to comply with the requirements of relevant Policies: COR1, COR2, COR9 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/01705/LBC	Whelmstone Cottage Coleford Credon Devon EX17 5DG	Listed Building Consent for the installation of replacement windows	PERMIT	DEL	09/01/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No works shall begin until working details of the new external windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows shall be in accordance with these approved details, and be so retained.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In the interests of the conservation of the character and setting of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 3 In the interests of the conservation of the character and setting of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

It is considered that the replacement of windows with slim double glazing units will not, on balance, have a significant unacceptably detrimental impact upon the character, integrity or appearance of the listed building. On this basis the proposal is considered to be acceptable and in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice within the National Planning Policy Framework.

14/01776/LBC	1 Pump Cottages Crazelowman Tiverton Devon EX16 7DG	Listed Building Consent for the replacement of front door frame, 1 pair of french doors and 4 windows	PERMIT	DEL	08/01/2015
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Conditions

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

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works are considered acceptable and will not cause harm to the listed building. The proposal is in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1 and DM27 and the National Planning Policy Framework.

14/01851/FULL	Land at NGR 287945 110268 (Middleway) Pennymoor Devon	Retention of a ground mounted photovoltaic system to generate 6kW of power	PERMIT	COMM	08/01/2015
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Conditions

- 1 The date of commencement of this development shall be taken as the 12/11/2014, when the Local Planning Authority undertook a site visit to the application.
- 2 When no longer required for the purposes of electricity generation, the solar photovoltaic panels, and all other associated infrastructure shall be removed from the site within 12 months of the cessation of electricity generation and the land restored to its former state.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the application to be monitored by the Local Planning Authority.
- 2 In the interests of maintaining the character and appearance of the rural landscape, in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan 1), the National Planning Policy Framework and Policy DM5 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The 24 ground mounted panels are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future productivity of the agricultural land, the visual amenity of the surrounding countryside or harm a Heritage Asset. The proposal is therefore deemed to be in accordance with policies COR2, COR5 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM5 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/01862/FULL	129 The Walronds Tiverton Devon EX16 5EH	Erection of two-storey extension	PERMIT	DEL	08/01/2015
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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 it is considered that the extension is suitably scaled and designed to provide a coherent overall appearance for the dwelling. In addition, it is not considered that the proposal will increase flood risk or have a material loss of privacy or amenity for any neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

14/01873/FULL	Unit B Ginko Court 2 William Street Tiverton Devon EX16 6BJ	Change of use from Use Class A1 (Shop) to Class A3 (restaurant) and/or A5 (Hot food takeaways)	PERMIT	DEL	08/01/2015
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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 current proposal is acceptable in that the unit is adjacent to the town centre but outside of the primary shopping area. The unit has been marketed unsuccessfully for retail use for a period of 18 months and alternative uses would improve the viability of the town. In addition, the change of use is not considered to have a materially detrimental effect on the character and appearance of the conservation area. The proposal is considered to comply with with the requirements of relevant policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM16 and DM27 of the Local Plan Part 3 (Development Management Policies).

14/01875/FULL	Thorne Moor Cheriton Bishop Exeter Devon EX6 6HN	Erection of an agricultural storage building	PERMIT	DEL	08/01/2015
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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 building above hereby approved shall be used for storage purposes ancillary to the agricultural activities undertaken on the small (currently known as Thorn Moor), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

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 site which is the open countryside in accordance with Mid Devon Core Strategy (Local Plan 1) policies COR2 and COR18.

Reasons

The application scheme proposes a multi- purpose storage building in the open countryside on an existing small holding which also includes a residential curtilage. The building will provide storage space for the machinery that is required to manage the holding. Access to the site from the public highway will not change, and traffic generation arising is not likely to be significant. The overall design and scale of the building is acceptable given its context and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings,. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

14/01887/FULL	The Cricket Barn Menchine Farm Nomansland Tiverton Devon EX16 8NP	Erection of extension to existing office premises and provision of 10 additional parking spaces	PERMIT	DEL	06/01/2015
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		The site access road to Menchine Farm shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 10.00 metres back from its junction with the public highway, prior to the commencement of development hereby approved			
4		In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.			

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 mud and other debris being carried onto the public highway.
- 4 In the interest of public safety and to prevent damage to the highway.

Reasons

The application scheme is for the erection of an extension to an existing rural building which has historically been used for office activities with the B1(a) use class ancillary to the activities ongoing at Menchine Farm. In addition to the existing activities the building as to be extended will be used to accommodate other office B1(a) activities which the applicant has a financial interest in. The proposals incorporate a revised setting to the building which incorporates 14 additional car parking spaces and a new boundary treatment. The scale and design of the extension to the building is considered to respect the character and appearance of it, and the overall revisions to the site area are considered respectful to the character and appearance of the countryside. There are no near neighbours that would be specifically adversely affected by the application scheme. The development is not likely to generate traffic levels that would lead to an unacceptable impact on the local road network. Given this assessment the application scheme is considered to be in accordance with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM8 and DM20 of the Local Plan Part 3 (Development Management Policies), government advice in the National Planning Policy Framework.

14/01898/FULL	Bailliff's House Chaffcombe Manor Coplestone Crediton Devon EX17 5LE	Replacement of existing gable ended corrugated fibre-cement sheet-clad pitched roof with a thatched, 4-hipped roof, and refurbishment of external stone staircase	PERMIT	DEL	06/01/2015
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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 building, known as the Bailiff's House shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Chaffcombe Manor.

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.

3 For the avoidance of doubt and to accord with the submitted details.

Reasons

The proposed works to the roof of the building and to the external stone staircase are considered acceptable and will not significantly impact on the setting of the principal listed building, a grade 2* manor farmhouse. The scope of the alterations to the building is considered to be respectful to the character of the building and raise no flood risk, drainage or other general amenity issues. The continued ancillary use is entirely compatible with the form and design of the structure. On this basis the proposals are considered to be acceptable and in accordance with policies COR1, COR2 and COR17 of the The Mid Devon Core Strategy (Local Plan Part 1) and policies DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and policy guidance in the National Planning Policy Framework.

14/01899/LBC	Bailliff's House Chaffcombe Manor Coplestone Crediton Devon EX17 5LE	Listed Building Consent to replace the existing gable ended corrugated fibre-cement sheet- clad pitched roof with a thatched, 4-hipped roof; refurbishment of the external stone staircase and internal alterations, re-opening of first floor doorway and insta	PERMIT	DEL	06/01/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No works shall commence unless and until the submission of a large scale drawing (scale 1:20 or less) of the steps and to include a proposed handrail design, has been first submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved drawings and shall remain as such.
- 4 No internal central heating pipework will be installed unless and until further details have been first submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved drawings and shall remain as such.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 For the avoidance of doubt and to ensure the use of material and details appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 4 For the avoidance of doubt and to ensure the use of details appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with policy DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works seek to replace the existing modern pitched roof on the ancillary building and replace it with a shallow pitched, 4-hipped roof, removing the modern gables and parapets. The scheme also includes for other internal and external works such as bringing the external staircase back into use and re-opening the first floor doorway. The building has already previously been subject to extensive alterations and the proposals help to rejuvenate the structure and give it an appropriate appearance and longer life without loss of any historic fabric and will not seriously affect the character or setting of the building. Therefore, the proposal is in accordance with Local Plan Part 3 (Development Management Policies) policy DM27 and paragraphs 129 and 132 of the National Planning Policy Framework.

14/01904/PNCOU	Land and Buildings at NGR 303182 109827(Tanyard Farm) Willand Devon	Prior notification for the change of use of agricultural building to dwelling under Class MB (a) & (b)	PDA	DEL	06/01/2015
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Reasons

- 1 The proposed change of use of the building into 1 dwelling (C3) as shown on the submitted Location Plan 1:1250, and proposed elevation drawings received 18th November 2014 amounts to permitted development under Class MB (a) and (b) of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) Order 2014. Prior approval is not required.

14/01919/FULL	Southay Station Road Newton St Cyres Exeter EX5 5AL	Erection of single storey extension, two storey extension with first floor balcony and installation of dormer window	PERMIT	DEL	08/01/2015
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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 single storey extension, two storey extensions with first floor balcony and installation of dormer window is considered to be acceptable. The design and material palette is considered to be sympathetic to the appearance of the host dwelling and is considered to respect the character, scale, setting and design of the existing dwelling. The property has a reasonable size curtilage and the proposal is not considered to result in over development of the curtilage. The proposed alterations, including the provision of a balcony, is not considered to result in any significant adverse impacts in terms of loss of light, overlooking or loss of privacy given the separation distance to the nearby dwellings. 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 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01975/FULL	74 Exeter Road Cullompton Devon EX15 1DZ	Erection of extension	PERMIT	DEL	06/01/2015

Conditions

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

Reasons

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

Reasons

The proposed 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 the Local Plan 3 Development Management Policies DM2 and DM13.
