

## 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.			

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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).

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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.

<b>14/00927/FULL</b>	The Flat 2 Union Road Crediton Devon EX17 3AN	Installation of 2 replacement bay windows	PERMIT	DEL	14/01/2015
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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 works shall begin until details of the new external windows (to be constructed of timber), 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 thereafter.

#### 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 and detailing appropriate to the works, in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.

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### Reasons

The application scheme is for the replacement of two bay windows within a first floor flat within Crediton Conservation Area. The windows are prominent within the street scene of the conservation area and therefore the precise details of the proposed materials (timber) and joinery details would need to be agreed. Subject to these details the proposed windows are considered to respect the character, setting and design of the existing building. Given the nature of the application it is not considered to result in over development of the curtilage. The proposed replacement windows are not considered to change the relationship with any neighbouring properties. Given this assessment the application scheme is considered to comply with the following policies; COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan Part 3 and Government advice in the National Planning Policy Framework.

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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.
- 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).

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**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.

<b>14/01705/LBC</b>	Whelmstone Cottage Coleford Crediton 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).

**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.

<b>14/01740/OUT</b>	Land at NGR 272104 98680 (Littlecombe Farm) Bow Devon	Outline for the formation of a new access	PERMIT	DEL	16/01/2015
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**Conditions**

- 1 No development shall begin until detailed drawings to an appropriate scale of the appearance (Including proposed levels of the route) and the landscaping of the site (hereinafter called the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority.

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

**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 Procedure) 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 Planning and Compulsory Purchase Act 2004.
- 4 For the avoidance of doubt and in the interests of proper planning.
- 5 In the interest of public safety and to prevent damage to the highway.

**Reasons**

The proposal is for the formation of a new means of access (outline only) to provide vehicular access to a new Cattle rearing unit on an existing agricultural holding in the open countryside is considered to be acceptable. It is not considered that the proposal will harm the visual amenities and/or landscape and character of the area, and/or adversely affect the privacy or amenity of the occupiers of the surrounding area given the anticipated levels of use which are considered relatively low. Conditions are recommended to deal with those issue which remain outstanding. As such the proposal is considered to comply with Policies COR18, COR9 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

<b>14/01783/PNCOU</b>	Land and Buildings at NGR 292456 105982 (Chilton Deer Farm) Cadeleigh Devon	Prior notification for the change of use of agricultural building to dwelling under Class MB(a)	APA	DEL	13/01/2015
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**Conditions**

- 1 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

**Reasons**

- 1 The proposed change of use of the building into dwelling/s as shown on the approved plans accords with the requirements of Class MB (a) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.

**Reasons**

- 1 Due to the sites position on the agricultural holding, an agricultural occupancy condition is required in order for the development to remain practical and desirable in accordance with Class MB of the Town and Country Planning (General Permitted Development) Order 1995 (As amended), Conditon MB2 (1), criterion e.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01807/PNCOU	Land and Buildings at NGR 288969 101209 (West Efford Farm) Efford Shobrooke Devon	Prior notification for the change of use of agricultural barn to dwelling under Class MB (a) and (b)	RPA	DEL	13/01/2015

#### Reasons

- 1 The proposal does not comply with all the restrictions set out in Class MB.2 (a) and (e) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in that given the proposed siting and location of the building and the existing means of access it is not considered desirable to allow a change of use from an agricultural use to a dwelling house given the highway safety concerns that would arise for future occupiers of the dwelling and other users of the highway. Whilst the applicant has submitted an indicative scheme of works to improve the access, which would require planning permission, the scope of works as indicated would be likely to damage the surrounding area's rural character.
- 2 The proposal does not comply with all the restrictions set out in Class MB. (i) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in that the scheme of works as proposed does not constitute a conversion of the existing building and therefore are considered not to accord with the schedule of allowable building operations as set out at criterion MB.1(i).

14/01808/FULL	45 Gold Street Tiverton Devon EX16 6QB	Change of use from shop/restaurant and dwelling to single dwelling, re-instatement of chimney stack and replacement of shop front with 2 windows to match existing	PERMIT	DEL	14/01/2015
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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 development shall begin until sections, finishes and glazing of the new windows and doors have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors and windows shall be in accordance with these approved details, 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 ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM27.

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**Reasons**

The change of use of the ground floor of the property to residential use will not have any adverse impacts on the vitality or viability of the town centre or the residential amenity of occupiers of neighbouring properties. The change of use will not result in the building being more at risk of flooding and the owners have signed up to the Environment Agency flood warning system and neither will it result in increasing flood risk elsewhere. The physical alterations to the listed property will improve its appearance and have a positive impact on the street scene. The development is therefore in accordance with policies COR2 and COR11 Mid Devon Core Strategy (Local Plan Part 1), policies DM2 and DM16 of Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and has been recommended for approval.

<b>14/01809/LBC</b>	45 Gold Street Tiverton Devon EX16 6QB	Listed Building Consent for internal and external alterations to include re-instatement of chimney stack and replacement of shop front with 2 windows to match existing	PERMIT	DEL	14/01/2015
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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 development shall begin until sections, finishes and glazing of the new windows and doors have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors and windows shall be in accordance with these approved details, and be so retained.
- 4 The new external walls shall be painted brick to match the external appearance of the existing property.
- 5 Prior to the commencement of works, details of the new fire place shall be submitted to and approved in writing by the Local Planning Authority. The fire place shall be installed in accordance with these approved details, 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 ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM27.
- 4 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM27.
- 5 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM27.

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**Reasons**

The internal and external alterations to the listed property will improve its appearance and have a positive impact on the street scene and will not have any harm on the historic interest of this heritage asset. The development is therefore in accordance with policy COR2 Mid Devon Core Strategy (Local Plan Part 1), policies DM2 and DM27 Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and has been recommended for approval.

14/01833/PNCOU	Land at NGR 294419 122591 (High Cross) Bampton Devon	Prior notification for the change of use of agricultural building to dwelling under Class MB(a)	APA	DEL	12/01/2015
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**Conditions**

- 1 The dwelling the subject of this prior notification shall not be occupied until unobstructed visibility measured from a point 2.4 metres back from the edge of the adjoining highway along the centre line of the new access, shall be provided over a height of 600 millimetres above the adjoining road level for a minimum distance of 50 metres on both sides of the vehicular access. Such visibility splays shall be permanently so retained.

**Reasons**

- 1 The proposed change of use of the building into dwelling/s as shown on the approved plans accords with the requirements of Class MB (a) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.

**Reasons**

- 1 In the interests of highway safety.

14/01841/FULL	Spillifords Lower Washfield Tiverton Devon EX16 9PE	Erection of a replacement dwelling, garage and new access following demolition of existing dwelling, garage and shed	PERMIT	DEL	12/01/2015
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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 Before their use, details/samples of the materials to be used for the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include details of the setting out of the external cladding in relation to the window and other openings.
- 4 No construction shall begin until details of a hard and soft landscape scheme, including details of any changes proposed in existing ground levels, surfacing materials, planting and boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. Such approved landscaping scheme shall be carried out within 9 months of the substantial completion of the development and any trees or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 5 The development shall be carried out in accordance with the protected species mitigation detailed in the Seasons Ecology Report dated December 2013 - August 2014.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 (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 and D of Part 1 relating to enlargement, improvement or alteration of the dwelling or its roof, or the construction of a porch shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
7		The use of the property known as Spillifords shall cease its use as a dwellinghouse no later than one calendar month after the date when the replacement dwelling hereby permitted is first occupied and the original dwelling shall be demolished and all materials resulting from the demolition shall be removed from, or recycled on the site within one year of that date.			

### 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 materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure materials and detailing appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the adequate protection of species and habitats that may be affected by the development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 6 To ensure the size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan Part 3 (Development Management Policies) and to ensure the development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 The permission is for a replacement dwelling in the open countryside where the erection of new dwellings is strictly controlled. The Local Planning Authority wish to ensure that not more than one dwelling occupies the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and Policy DM12 of Local Plan Part 3 (Development Management Policies).

### Reasons

The current proposal is acceptable in that the replacement dwelling is considered to be appropriately scaled and designed for its location and its relocation within the site has been justified. Subject to detailing, the replacement dwelling is not considered to materially detract from the rural character of the area. Access from the highway will be improved, the proposal is not considered to increase flood risk or have an adverse effect on the privacy and amenity of neighbouring residents. Subject to mitigation, the proposal is not considered to harm protected species. The proposal is considered to comply with the requirements of relevant Policies: COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM12, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01870/FULL	Stockwell House Silverton Exeter Devon EX5 4DF	Erection of stable block following demolition of existing outbuilding and temporary stables, alterations to existing garage, formation of driveway and stable yard, and installation of new entrance gate	PERMIT	DEL	14/01/2015

#### 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 stables hereby permitted shall be used for private equestrian purposes only and shall not be let, sold or otherwise disposed of for commercial equestrian 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 ensure the development is in accordance with policy DM2 Local Plan Part 3 (Development Management Policies) as the suitability of the site for a commercial equestrian purpose has not been assessed as part of this application and would have an impact on the access and highway safety.

#### Reasons

The location, design and appearance of the stables do not detract from the overall appearance of the site or the dwelling and are well grouped with the existing outbuildings. The dwelling benefits from substantial gardens and adjacent fields in the same ownership. There are therefore no near neighbours to the stables and the occupiers of another dwelling will not be affected by the erection of the stables. The stables are therefore considered to be in accordance with policy COR2 Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM23 Local Plan Part 3 (Development Management Policies). The application has therefore been recommended for approval.

14/01877/FULL	4 Countess Mead Chettiscombe Tiverton Devon EX16 7PP	Erection of a replacement shed	PERMIT	DEL	12/01/2015
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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 development is considered to be acceptably scaled and designed and not to lead to a material loss of privacy or amenity for the neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: COR18 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).

<b>14/01888/FULL</b>	Land at NGR 311331 110151 (Haynefield Farm) Blackborough Devon	Erection of isolation stable in association with equestrian use	PERMIT	DEL	13/01/2015
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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 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, 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.
- 4 Before any external lighting is provided on the building, details of the lighting proposed shall be submitted to and approved in writing by the Local Planning Authority. Only the approved lighting shall be installed.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development is adequately screened from the surrounding landscape, in the interests of preserving the special beauty of the Blackdown Hills Area of Outstanding Natural Beauty and the amenity of neighbouring properties in accordance with policies COR2 of Core Strategy (Local Plan Part 1) and DM2, DM23 and DM29 of Local Plan Part 3 (Development Management Policies).
- 4 In the interests of preserving the special beauty of the Blackdown Hills Area of Outstanding Natural Beauty in accordance with policies COR2 of Core Strategy (Local Plan Part 1) and DM2, DM23 and DM29 of Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed isolation stable building is considered to be reasonably necessary to support the existing race horse training enterprise operating from the holding. Subject to the imposed conditions, the development is of an acceptable scale, size and siting so as not to cause harm to the character and appearance of the landscape which is situated within the Blackdown Hills Area of Outstanding Natural Beauty or the privacy or amenity of any neighbouring properties. Having regard to all material considerations the application meets with the requirements of policies COR2 and COR18 of Core Strategy (Local Plan Part 1), DM2, DM23 and DM29 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01893/FULL	4 High Street Cullompton Devon EX15 1AA	Change of use from A1(Shops) to A2 (Financial and Professional Services)	PERMIT	DEL	12/01/2015

**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 change of use from A1 Shop to A2 Financial and Professional Services is considered to support the regeneration of the High Street by bringing into use a currently redundant building. The proposal results in no loss of employment land, will create job opportunities for four full time staff and will enhance the character, appearance and viability of Cullompton High Street, in accordance with Policy DM16 of the Local Plan Part 3 (Development Management Policies). The site is located within a Conservation Area. It is considered that the development will have a positive impact upon the character and appearance of the Conservation Area and therefore complies with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

14/01896/FULL	Buehills Holcombe Rogus Wellington Devon TA21 0QD	Erection of a replacement boundary fence on existing stone wall	PERMIT	DEL	13/01/2015
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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 proposed replacement boundary treatment affects a Listed Building and the Holcombe Rogus Conservation Area. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building or Conservation Area, and therefore complies with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), 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
14/01897/LBC	Buehills Holcombe Rogus Wellington Devon TA21 0QD	Listed Building Consent for the erection of a replacement boundary fence on existing stone wall	PERMIT	DEL	13/01/2015

#### 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 development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

14/01911/FULL	The Gables Gables Road Willand Cullompton Devon EX15 2PL	Conversion and extension to former stable blocks to form new health and community	PERMIT	DEL	16/01/2015
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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 development shall begin until details of the materials to be used for all the external surfaces of the building under Phase 1 shall have been submitted to and approved in writing by the Local Planning Authority and no development shall begin under Phase 2 until details of the materials to be used for all the external surfaces of the building under Phase 2 shall have been submitted to and approved in writing by the Local Planning Authority.
- 4 The development shall be carried out in accordance with the recommendations and mitigation measures set out in Part 4.0 Legal Issues, Impacts and Mitigation, Recommendations, of Bat Survey of Buildings Proposed Development at 'the Gables Willand Devon, written by EPS ecology dated July 2013 and received by the Local Planning Authority on 19th November 2014.
- 5 The development of Phase 2 shall not be commenced before the substantial completion of Phase 1. Phase 1 of the development shall be taken to relate to approved drawings Proposed Elevations - Phase 1 116 REV A and Proposed Floor Plans - Phase 1 115 REV A, received 17th November 2014. Phase 2 of the development shall be taken to relate to approved drawings Proposed Elevations 111 REV E and Proposed Floor Plans 100 REV F received 17th November 2014.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character of the existing building in accordance with DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the works do not harm protected species.
- 5 For the avoidance of doubt and in the interest of proper planning.

**Reasons**

The proposed development consisting of the conversion of the existing stable block (Phase 1) and later extension (Phase 2) to form a health and community centre is considered to be justified in principle, and is an important future resource for the settlement of Willand. The development by virtue of its scale, massing, design and siting is not considered to constitute substantial or unacceptable harm the privacy or amenity of the occupiers of another dwelling, its surroundings, or protected species. As such the proposal is considered to comply with COR1, COR2, COR4, COR7 and COR8 of the Mid Devon Core Strategy 2007, DM1, DM2, DM3, DM8, DM24 Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is hereby granted, subject to conditions.

<b>14/01917/FULL</b>	Land and Buildings at NGR 292868 101981(Court Barton) Silver Street Thorverton Devon	Variation of Condition 10 of Planning permission 11/00713/FULL to lift restriction of work area from solely B1 to B1/C3	PERMIT	DEL	12/01/2015
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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 West Barn Gable and North Elevation of the barn that have been rendered shall be so retained.
- 4 The roof lights installed under planning reference 11/00713/FULL shall be so retained.
- 5 All the windows and doors shall be retained in accordance with the details approved under planning references 07/00123/FULL and 11/00713/FULL.
- 6 The work area (office) (as identified as part of planning application 07/00123/FULL) shall be used for C3 (additional residential accommodation) or B1 purposes in connection with and ancillary to the occupation of the dwelling and for no other purpose including Class B8 of the schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to the class in any statutory instrument revoking or re-enacting that Order with or without modification).
- 7 The garage doors on the Cart Shed (as shown on Drawing Number 151739.31 - East Elevation) shall be retained.
- 8 All hard and soft landscaping shall be maintained for a period of 5 years.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking and re-enacting that Order with or without modification), no development of the types described in Classes A, B, C, D, E and G of Part 1 and Classes A and C of Part 2 of Schedule 2 (which includes enlargement, improvement or other alteration, porches, sheds, greenhouses, huts, oil storage tanks, fences and walls) shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
10		Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows, garage doors, doors or openings of any kind (other than those expressly authorised by this permission) shall be installed/constructed within the application site without the Local Planning Authority first granting planning permission.			

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the materials used make a positive contribution to the visual appearance of the completed development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 To safeguard the character and appearance of the converted rural buildings in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).
- 5 To safeguard the character and appearance of the converted rural buildings in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).
- 6 To protect the residential amenity for nearby dwellings, the character of the Conservation Area, and the setting of the Listed Building in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).
- 7 To safeguard the character and appearance of the converted rural buildings in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).
- 8 To safeguard the character and appearance of the converted rural buildings in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).
- 9 In order to maintain the character of the rural buildings and to prevent the erection of extensions and outbuildings which may detract from the rural character both of the buildings and their former agricultural setting in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).
- 10 In order to maintain the character of the rural buildings and to prevent the erection of extensions and outbuildings which may detract from the rural character both of the buildings and their former agricultural setting in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).

### Reasons

The variation of condition to allow the relatively small office/work area to be used as either B1 or C3 uses is considered acceptable. Planning policy in relation to the conversion of buildings to from dwellings has changed dramatically in the last few years. Policy now supports the principle of converting a former agricultural building to a dwelling(s) without the requirement for a work element to be provided. The previous conditions have been re-imposed where they are required to maintain the quality of the original conversion. The variation of the conditions will not result in a loss of privacy or amenity of occupiers of neighbouring properties. The application is in accordance with Policies COR2 and COR18 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01920/LBC	Thurlby Cottage 8 - 9 Fore Street Morchard Bishop Crediton Devon EX17 6NX	Listed Building Consent for alterations to internal layout	PERMIT	DEL	14/01/2015

#### Conditions

- 1 The effective date for this application is the date of the registration of the application which is 17th November 2014.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

#### Reasons

It is considered that the works do not adversely affect the internal character of the listed building but enhance the ergonomics making it more suitable for modern living. The loss of historic fabric has been minor and on balance is not significant as to outweigh the positive elements of the proposal. 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.

14/01921/FULL	32 Tidcombe Walk Tiverton Devon EX16 4FB	Erection of extension to garage	PERMIT	DEL	13/01/2015
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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 provision of a modest extension to the front of the existing garage will not result in a loss of off street parking and will not have a detrimental impact on the amenities of the occupiers of the neighbouring dwelling or on the appearance of the street scene as the garage will remain set back from the edge of the highway. The extension is in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and has been approved.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>14/01926/PNCOU</b>	Land and Building at NGR 291052 107289 East Dunster Farm Cadeleigh Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class (MB)a	PDA	DEL	12/01/2015

**Conditions**

- 1 The dwelling hereby approved shall not be occupied until the part of the building not being converted has been demolished and all materials resulting from the demolition have been removed from, or recycled on, the site.

**Reasons**

- 1 The proposed change of use of the building into dwelling/s as shown on the approved plans accords with the requirements of Class MB (a) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.

**Reasons**

- 1 In the interests of the visual amenities of the area and the amenities of future occupiers of the dwelling.

<b>14/01927/PNCOU</b>	Land and Building at NGR 291024 107373 East Dunster Farm Cadeleigh Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class (MB)a	PDA	DEL	12/01/2015
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**Reasons**

- 1 The proposed change of use of the building into dwelling/s as shown on the approved plans accords with the requirements of Class MB (a) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.

<b>14/01934/PNCOU</b>	Hayne Farm Cheriton Fitzpaine Crediton Devon EX17 4HR	Prior notification for the change of use of agricultural building to dwelling under Class MB (a)	APA	DEL	13/01/2015
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**Conditions**

- 1 The occupation of the dwelling shall be limited to persons solely or mainly or last working in agriculture (as defined by S336(i) of the Town and Country Planning Act 1990) on the holding to which it relates, or a widow or widower of such person or to any dependants or to family members or other persons associated with the operation of the holding to which it relates.

**Reasons**

- 1 The dwelling would be located within a working farmyard and would not be suitably located for occupation by persons living independently of the farm holding.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01939/PNCOU	Land and Buildings at NGR 286496 104963 (Dovers Linhay) Cheriton Fitzpaine Devon	Prior notification for the change of use of agricultural building and machinery store to 2 dwellings under Class MB (a) & (b)	PNP	DEL	15/01/2015

#### Reasons

- 1 The proposal does not comply with all the restrictions set out in the 'Development not permitted' under Paragraph MB.1(c) of the amended Town and Country Planning (General Permitted Development) Order 1995 (as amended) in that the cumulative number of separate dwellinghouses developed within the established agricultural unit will exceed three.
- 2 The proposed development would not accord with all the relevant provisos contained in Paragraphs MB.2 and N of Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in respect of its siting and location.

14/01952/FULL	Land at NGR 276021 101703 (Broomhill Farm) Coplestone Devon	Erection of an agricultural livestock building	PERMIT	DEL	15/01/2015
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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 scheme for the erection of an agricultural livestock building is considered to be acceptable. The development is situated to the west of the existing agricultural buildings that have recently been built for the new agricultural unit that has been established. The provision of another agricultural building on the site is considered to be reasonably necessary to support the activity of the agricultural holding. The development is situated more than 200m from the nearest dwellings, given the topography and separation distance to the nearest properties it is not considered that there would be any adverse impacts on the living conditions of the occupants at neighbouring properties. The design is typical of an agricultural building and similar to the existing farm buildings, it is therefore considered to respect the character and appearance of the area. The development is not considered to have an adverse impact on the environment or the local road network. Given this assessment the development 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 Part 3 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01961/FULL	Allotments Ellerhayes Hele Devon	Erection of a communal wooden shed (Revised Scheme)	PERMIT	DEL	13/01/2015

#### 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 proposed building hereby approved shall only be used for the storage of equipment and tools associated with the allotments on the adjoining site to which it relates. On it becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 3 years of redundancy.

#### 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 the appearance of the locality and to ensure the removal of the building if and when the building is no longer needed for agricultural purposes.

#### Reasons

The proposed communal wooden shed, by virtue of its scale, design and location is not considered to harm the privacy or amenity of the occupiers of the nearest dwelling, or the character and appearance of the surrounding area. The proposal is deemed to provide a benefit to the local community of Ellerhayes and as such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM25 of the Local Plan Part 3 (Development Management Policies), and Part 3 and part 7 of the National Planning Policy Framework.

14/01974/FULL	Brambles Kennerleigh Crediton Devon EX17 4RS	Erection of a single storey extension to north east elevation	PERMIT	DEL	12/01/2015
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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 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The application scheme for the erection of a single storey extension is considered to be acceptable. The design, scale and material palette are considered to respect the character and appearance of the existing dwelling. The proposal is not considered to result in over development of the curtilage or have any significant adverse impacts on the amenity of occupiers of any neighbouring properties. Overall the application scheme is considered to be acceptable in accordance 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.

14/02024/TPO	Prispen House Prispen Drive Silverton Devon	Application to fell 7 Sycamore trees, 2 Holly trees and carry out works to 1 English Oak, 2 Yew trees, 2 Holm Oak trees, 2 Ash trees and 1 Sycamore tree protected by Tree Preservation Order 97/00015/TPO	PERMIT	DEL	13/01/2015
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**Conditions**

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Fell trees 37, 8, 9, 10, 11, 15 and 17 b) Coppice trees 12, 13 and 14 c) Crown lift to 5.5m trees 5 and 6 d) Crown lift to 4m Yew tree T2 e) Crown reduce to give 2m clearance from building and crown lift by 1.5m tree 16 f) Crown thin limb over path by 15% with up to 1.5m reduction to this limb tree 4
- 4 The trees that are to be removed shall be replaced by 2 x Acer campestre (6-8cm girth), 2 x fruit trees of choice (6-8cm girth) and 15 x mixed hedging whips. Supplied in accordance with BS8545:2014 Trees from nursery to independence in the landscape - recommendations. The trees should be planted within the grounds of Prispen House in a suitable location, as agreed by the Local Planning Authority. Should the replacement trees fail they will require re planting as per the above specification.

**Reasons**

- 1 To ensure the works carried out remain appropriate to the conditions of the trees and in the interests of visual amenity.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice.
- 4 In the interests of replacing the amenity lost by the removal of the tree.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02031/FULL	The Corner House Station Road Hemyock Cullompton Devon EX15 3TZ	Installation of 6 velux windows to allow loft conversion	PERMIT	DEL	13/01/2015

#### 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 rooflights by virtue of their design, scale and positioning are not considered to harm the privacy or amenity of the occupiers of another dwelling. The site is located within the Area of Outstanding Natural Beauty but the proposed windows are not considered to detract from its character, appearance or other aspects of its natural beauty. As such the proposal is considered to comply with policies DM2, DM13 and DM29 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

14/02046/ADVERT	Spar Tiverton Service Station Tiverton Devon EX16 5DY	Advertisement Consent for the retention of 2 illuminated fascia signs	PERMIT	DEL	13/01/2015
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#### Conditions

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

#### Reasons

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

#### Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality which the site lays. The proposal is in accordance with Local Plan Part 3 (Development management policies) and government guidance in The National Planning Policy Framework and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02049/FULL	Barpark Clayhidon Cullompton Devon EX15 3TL	Installation of pitched roof over existing garage to form storage area above	PERMIT	DEL	13/01/2015

**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 replacement of the existing flat garage roof with a pitched roof to create additional storage space, 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 in accordance with policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies). The site is located within the Area of Outstanding Natural Beauty but is not considered to detract from its character, appearance or other aspects of its natural beauty and therefore complies with policy DM29 of the Local Plan Part 3 (Development Management Policies).

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