

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01047/MARM	Land at NGR 294586 113569 (Farleigh Meadows) Washfield Lane Lower Washfield Devon	Reserved Matters for the erection of 255 dwellings, formation of children's play area, landscaping, open space, and associated access and road and drainage infrastructure following outline approval 12/00277/MOUT	PERMIT	COMM	21/01/2015

## Conditions

- 1 No development shall 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.
- 2 No hard landscaping works in the areas shown on the approved plans 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.
- 3 No development shall begin until an Arboricultural Method Statement and Tree Protection Plan has been submitted to, and approved in writing by, the Local Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to before and during construction of the approved development.
- 4 Protective fencing shall be erected around the root protection areas of each of the retained trees on site prior to the commencement of each phase of development. Any alteration to the ground level within these protected areas shall only be undertaken using hand operated tools.
- 5 No development shall begin until a scheme for the management and maintenance of all areas of the communal open space, the swale and attenuation pond shown on the submitted plans has been submitted to, and been approved in writing by the Local Planning Authority. The approved scheme shall be implemented on completion of development and the open space area shall thereafter be permanently retained, managed and maintained in accordance with the approved scheme.
- 6 The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
- 7 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, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (h) the means of enclosure of the site during construction works; (i) and details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (j) details of wheel washing facilities and obligations (k) Details of the amount and location of construction worker parking.
- 8 The development hereby approved shall not be carried out otherwise than in accordance with a phasing programme which shall previously have been submitted to and approved by the Local Planning Authority in writing. This shall include the timing for the delivery of each aspect of the informal amenity space, specific details for the LEAP in terms of play equipment and the proposed cycle and pedestrian route.

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9		The development hereby approved shall be completed in accordance with the drainage details and technical specifications as set out on the drawings submitted by Cole Easden Consultants on 16 October 2014. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme.			
10		Prior to the occupation of the first dwelling, details of the off-site highway works for the connection of the footway cycleway to Washfield Lane shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include proposals for surface water drainage. The works shall be constructed in accordance with the approved details and shall be made available for use in accordance with the agreed phasing programme.			
11		Prior to the commencement of development hereby approved, a plan showing the areas of the site to be adopted as highway and the areas to be adopted as public open space to be managed by the proposed management company, shall be submitted to and approved in writing by the Local Planning Authority. The public open space shall thereafter be managed in accordance with agreed terms required to discharge condition 5 of this approval.			

### Reasons

- 1 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM15.
- 2 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM15.
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the protected trees in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 7 In order to ensure the timely delivery of each aspect of the approved scheme, and to ensure the proper development of the site.
- 8 To ensure that adequate access and associated facilities are available for the traffic attracted to the site.
- 9 To protect water quality and minimise flood risk in accordance with policy in the National Planning Policy Framework and the flood management act.
- 10 To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 11 For clarification purposes and to ensure the visual amenities and character of the open spaces are maintained in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).

### Reasons

The layout, scale, appearance, drainage and landscaping details are considered acceptable in demonstrating that it will be possible to accommodate 255 dwellings on the site, in a manner which is acceptable from a townscape and landscape perspective, and respectful to amenities of the neighbouring occupiers. The application scheme complies with the policy requirement to provide 35% affordable housing in part (65 dwellings) to be delivered on site, with a financial contribution to enable off-site provision for the balance. This is to be secured by way of a deed of variation to the Section 106 agreement pursuant to the outline permission: 12/00277/MOUT. On this basis the proposals are considered to sufficiently comply with the policy requirements as set out at Policy AL/TIV/8 of the Allocations and Infrastructure Development Plan Document (Local Plan 2), policy COR2 of Mid Devon Core Strategy (Local Plan 1), and Policies DM/1, DM/2, DM/8, DM/14, DM/15 of Local Plan Part 3 Development Management Policies), and Policies in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01670/FULL	Ash Cottage Washfield Tiverton Devon EX16 9RA	Erection of a 2 storey extension (Revised Scheme)	PERMIT	COMM	21/01/2015

#### 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 Before its use on the extension hereby permitted, details of the render, including colour, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved render shall be used and shall be permanently so retained. The approved render shall also be applied to the external surfaces of the south-western elevation of the existing side extension where this is currently rendered and also to the external surfaces of the existing brick extension to the rear and shall be permanently 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 safeguard the character and appearance of the dwelling in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Local Plan Part 3 (Development Management Polices).

#### Reasons

The proposal is considered to be acceptable in that the extension will provide improved living accommodation for the dwelling that, subject to the existing extensions being rendered to match the proposed extension, is not considered to harm the visual amenities of the area. In addition, the proposal is not considered to lead to a material loss of privacy or amenity of neighbouring occupants. The proposal is considered to comply with the relevant policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM2 and DM13 of the Local Plan 3 (Development Management Policies).

14/01679/FULL	White Horse Inn Fore Street Bampton Tiverton Devon EX16 9ND	Retention of separation of shop and accommodation above from public house	PERMIT	DEL	20/01/2015
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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 proposal will bring back into use and prominent Grade II listed building within the conservation area whilst retaining the public house and shop facilities. The residential element on the first and second floors provides a reasonable standard of accommodation with cycle parking and bin storage. The proximity to the town's facilities and public car park and the previous residential use at first and second floor levels, and also the benefits of bringing back into use an important building in the town, weighs in favour of the zero parking and lack of amenity space being acceptable. The proposal is not considered to harm the character and appearance of the Grade II listed building or the conservation area. The proposal is considered to comply with the requirements of relevant policies: DM2, DM8, DM14, DM15 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

14/01680/LBC	White Horse Inn Fore Street Bampton Tiverton Devon EX16 9ND	Listed Building Consent for the of separation of shop and accommodation above from public house and refurbishment of public house and accommodation above	PERMIT	DEL	20/01/2015
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**Conditions**

- 1 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.
- 2 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 3 Before their installation, a detailed specification of any new windows or doors, including glazing sections, mouldings and profiles, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved windows and doors shall be installed in the building and shall be permanently so retained.
- 4 Before its use on the building, the specification for the render to be used on the building shall be submitted to and approved in writing by the Local Authority and only such agreed render shall be used and shall be permanently so retained.
- 5 The works approved are solely those specified in the submitted Schedule of Works. Any alteration to the specifications detailed in the Schedule of Works shall be approved in writing by the Local Planning Authority before those works take place.

**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 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the character and appearance of the listed building in accordance with policy DM27 of the Mid Devon local Plan Part 3 (Development Management Policies).
- 4 To protect the character and appearance of the listed building in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies)..
- 5 To protect the character and appearance of the listed building in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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

The current proposal is acceptable in that the proposal will bring back into use and prominent Grade II listed building within the conservation area. Subject to approval of details, the alterations are considered to retain the character and appearance of the listed building. The proposal is considered to comply with the requirements of relevant policies: DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

14/01740/OUT	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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01860/FULL	United Roofing Products Ltd Unit 1A Longbridge Meadow Cullompton Devon EX15 1BT	Erection of extension to warehouse/workshop	PERMIT	DEL	19/01/2015

#### 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 to the building by virtue of its scale, massing, design and location is not considered by incompatible with surrounding land uses, nor is it thought to harm the privacy or amenity of others, or its surroundings. The development is deemed to be reasonably necessary and is an appropriate form of development for its siting within Flood Zone III. As such the proposal is considered to comply with Policies COR2, COR4, COR7, COR11 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM3, DM8 and DM17 of the Local Plan Part 3 (Development Management Policies) and 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.

#### Reasons

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

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- 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.

14/01912/FULL	2 Silks Cottages Newton St Cyres Exeter Devon EX5 5BA	Erection of single storey extension	PERMIT	DEL	22/01/2015
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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 been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, material and finish of the boundary wall, fence and gates to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 4 The access, parking and turning areas shall be drained, consolidated and surfaced in accordance with details that shall have previously been submitted to, and been approved in writing by, the Local Planning Authority including details of a time frame for their provision. Following their provision, these facilities shall be so retained.
- 5 The extension above hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as 2 Silks Cottages), 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 ensure the use of materials/detailing appropriate to the development, in order to safeguard the character and appearance of the setting of the listed building in accordance with the Mid Devon Local Plan part 3 (Development Management Policies) DM2, DM27.
- 4 In the interest of highway safety.
- 5 In accordance with COR18, as the site is in open countryside and outside of settlement boundary there is no policy support for a development of a new dwelling in the open countryside.

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**Reasons**

The application scheme for the erection of a single storey side extension is considered to be acceptable. The design provides a modern addition to the listed building although the scale and siting of the extension, set back from the principle elevation, is considered to present a subservient addition that does not detract from the character and appearance of the existing dwelling. The property has a large curtilage and the proposal is not considered to result in over development of the curtilage. The proposal is not considered to result in any significant adverse impacts on the occupants of neighbouring properties in terms of loss of light, overlooking or loss of privacy for occupiers of any neighbouring properties. Overall 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 Strategies) DM1, DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

<b>14/01914/LBC</b>	2 Silks Cottages Newton St Cyres Exeter Devon EX5 5BA	Listed Building Consent for the erection of single storey extension	PERMIT	DEL	22/01/2015
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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 a single storey side extension is considered to be acceptable. The design provides a modern addition to the listed building although the scale and siting of the extension, set back from the principle elevation, is considered to present a subservient addition to the building that does not detract from the character and appearance of the listed building. The proposal does not include any internal alterations. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 and Government advice in the National Planning Policy Framework.

<b>14/01916/FULL</b>	Land and Buildings at NGR 291306 102279 (Old Lynch) Lynch Road Thorverton Devon	Conversion of redundant building to one dwelling with associated parking and access	PERMIT	DEL	19/01/2015
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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.



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- 3 No other part of the development shall begin until (i)the access has been hard surfaced and drained (to avoid surface water discharge onto the highway) for a minimum distance of 6 metres back from the nearest edge of the adjoining highway, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority, and (ii)unobstructed visibility, measured from a point 2.4 metres back from the edge of the adjoining highway along the centre line of the eastern branch of the access, has been provided over a height of 600 millimetres above adjoining road level and for a minimum distance of 60 metres to the east of the access. Such hard surfacing and visibility splay shall be permanently so retained and maintained.
- 4 The development shall be carried out in accordance with the mitigation, conservation action plan and recommendations in the Ecological Survey Report by Acorn Ecology Ltd dated August 2014.
- 5 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, D and E of Part 1 relating to enlargement, improvement or alteration of the dwelling or its roof, or the construction of a porch, or in Class A of Part 2 shall be undertaken 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 In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 4 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.
- 5 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).

**Reasons**

The current proposal is acceptable in that it is considered that the building can be converted without significant alteration, extension or rebuilding and, subject to conditions limiting further development, is not considered to harm the rural character and appearance of the area. Adequate parking and amenity space is to be provided and the existing access is to be improved and extended to provide an adequate driveway. Subject to mitigation in respect of protected species being carried out in accordance with recommendations and a European Protected Species Licence, the development is not considered to harm protected species or priority habitats. In addition, the development is not considered to materially affect the privacy or amenity of any nearby occupants. 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, DM8, DM11, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies).

<b>14/01940/FULL</b>	51 Heyridge Meadow Cullompton Devon EX15 1FD	Erection of a two storey side and rear extension	PERMIT	DEL	19/01/2015
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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.

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**Reasons**

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

**Reasons**

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

<b>14/01945/FULL</b>	Land at NGR 291006 110697 (Coombeland) Pennymoor Devon	Creation of an outdoor equestrian arena	PERMIT	DEL	23/01/2015
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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 the proposed equestrian arena is considered to be appropriately scaled and designed for its use and location, is well screened within the landscape and not considered to harm the rural landscape or the setting of the nearby Grade II listed building. In addition, the proposal is not considered to lead to an unacceptable increase in traffic attracted to the site, increase flood risk in the area or lead to any material loss of privacy or amenity for neighbouring residents. 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, DM23 and DM27 of the Local Plan Part 3 (Development Management Policies).

<b>14/01980/PNCOU</b>	Ridgeway Farm Cheriton Bishop Exeter Devon EX6 6JD	Prior notification for the change of use of agricultural building to dwelling under Class MB(a)	RPA	DEL	22/01/2015
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**Reasons**

- 1 The Local Planning Authority considers that the siting of the building, within the existing farm yard setting and in close proximity to the A30 is impractical and undesirable for a residential use, particularly with the continued housing of livestock within the remainder of the building. The development is therefore not considered to be acceptable in accordance with MB.2 (e) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 2 Due to a lack of supporting information, it cannot be established that there are no contamination risks upon the site, the proposal is therefore contrary to Condition MB.2 (1)(c) of Class MB.

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<p>3 The applicant has not demonstrated any curtilage to be provided for the dwelling. The proposal does not therefore demonstrate sufficient parking and amenity space for a new dwelling. The lack of curtilage is considered to further demonstrate the inappropriate siting and location of the agricultural building in terms of it being occupied as a residential dwelling.</p>					
<b>14/01986/PNCOU</b>	Land and Building at NGR 285938 122539 Lower Swineham Farm Oakford South Molton Devon EX36 4SB	Prior notification for the change of use of agricultural building to dwelling under Class MB(a)	APA	DEL	23/01/2015
<b>Reasons</b>					
<p>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.</p>					
<b>14/01987/PNCOU</b>	Land and Building at NGR 285968 122520 Lower Swineham Farm Oakford South Molton Devon EX36 4SB	Prior notification for the change of use of agricultural building to dwelling under Class MB(a)	APA	DEL	23/01/2015
<b>Reasons</b>					
<p>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.</p>					
<b>14/01989/PNCOU</b>	Land at NGR 290253 109653 (Road From Westridge Cross to Kingdoms Corner) Cadeleigh Devon	Prior Notification for the change of use of agricultural building to dwelling under class MB(b)	APA	DEL	22/01/2015
<b>Conditions</b>					
<p>1 No development shall begin until a schedule of works, has been submitted to and approved in writing by the Local Planning Authority. The schedule of works should include details of how the existing roofing will be retained, and details of the proposed works/alterations to the buildings structure/support. The development shall be carried out in accordance with the approved schedule of works.</p> <p>2 Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.</p>					
<b>Reasons</b>					
<p>1 To ensure development under class MB (b) would consist of building operations reasonably necessary for the building to function as a dwellinghouse and any demolition of the existing barn remains partial demolition in accordance with criterion (i), class MB of the Town and Country Planning (General Permitted Development) Order 1995 (As amended).</p> <p>2 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with condition MB.2 - (1) criterion (a), Class MB of the Town and Country Planning (General Permitted Development) Order 1995 (As amended).</p>					

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01994/FULL	22 The Walronds Tiverton Devon EX16 5EB	Erection of a single storey rear extension and front porch extension (Revised Scheme)	PERMIT	DEL	19/01/2015

#### 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 scale, appearance and overall design of the extensions are considered to be acceptable as they will not have an adverse impact on the street scene, the residential amenity of occupiers of neighbouring properties or have a detrimental impact on the overall appearance of the dwelling, while at the same time improving the accommodation available within the property. The development is in accordance with policy COR2 MDCS (Local Plan Part 1) and policies DM2 and DM13 LP3 Mid Devon Local Plan Part 3 (Development Management Policies).

14/02038/TPO	1 Springfield Western Road Crediton Devon EX17 3NG	Application to fell 1 Black Pine tree protected by Tree Preservation Order 14/00005/TPO	PERMIT	DEL	22/01/2015
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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 to ground level Black pine tree
- 4 The tree that is to be removed shall be replaced by *Pinus nigra* specified as 25-30cm girth with wired root ball, with adequate anchorage system supplied in accordance with BS8545: The tree is to be planted within 5 metres of the location of the felled tree, the location to be agreed in writing by the local planning department. The replacement tree must be replaced within the same growing season and in accordance with the above specification. Should it be damaged, uprooted, destroyed or die it will be replaced again in accordance with the above specification.

#### Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree and in the interests of visual amenity.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree in accordance with best Arboricultural practice.			
4		In the interests of replacing the amenity lost by the removal of the tree.			
<b>Reasons</b>					
On balance it is considered that the tree should be allowed to be felled on safety grounds due to the severed tensile roots and poor pruning works. However as the tree provides a significant feature in the landscape a replacement tree is to be sought.					