

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
13/01149/OUT	Land at NGR 296100 114106 (Moorhayes Triangle, off Hayne Court) Tiverton Devon	Outline for the erection of 8 dwellings	PERMIT	DEL	27/01/2015

Conditions

- 1 Before any part of the development hereby permitted is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the building(s), and the landscaping of the site (hereinafter called the Reserved Matters) shall be 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 detailed drawings required to be submitted by Condition 1 shall include the following additional information: boundary treatments, existing and proposed site levels, finished floor levels, external lighting, materials, retaining walls and drainage.
- 4 No development shall begin until detailed cross section drawings from: - the site through to Gardenia Drive properties; - the site through to Barle Court properties; - the site through to Hayne Court properties have been submitted to and approved in writing by the Local Planning Authority.
- 5 No development shall begin until details of how the Tiverton Town Leat will be protected from pollution or debris during construction and be protected in the long term following the completion of development of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved Leat protection shall be erected in accordance with the approved details prior to the commencement of the development and shall be permanently retained thereafter.
- 6 The proposed estate road, 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 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.
- 8 No works shall begin until a Construction Management Plan to manage and mitigate impacts arising from clearance and construction including: dust, odour, vibration, waste and stockpile management, hazardous material management, hours of use, details of construction vehicle movements, construction operation hours, construction vehicular routes to and from the site, construction delivery hours, expected number of construction vehicles per day, details of car parking for contractors/site personnel/visitors, details of loading and unloading and storage of plant and materials, provision of boundary hoarding behind any visibility zones and vehicle wheel washing facilities, shall be submitted to and approved in writing by the Local Planning Authority. The construction shall take place in accordance with the approved plan and the plan shall be registered with the Considerate Constructors Scheme or equivalent.
- 9 No part of the development hereby approved shall be commenced until: a) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20.00 metres back from its junction with the public highway b) The ironwork has been set to base course level and the visibility splays required by this permission laid out c) The footway on the public highway frontage required by this permission has been constructed up to base course level d) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		In accordance with the provisions of Section 92(2) of The Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.			
3		To enable the Local Planning Authority to consider the impact on the visual amenity of the area and on the residential amenity of nearby residents in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			
4		To enable the Local Planning Authority to consider the impact on the visual amenity of the area and on the residential amenity of nearby residents in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			
5		To protect the Tiverton Town Leat, that runs along the south eastern boundary of the site, from pollution during construction and in the long term following completion of development of the site, in accordance with Policies DM2 and DM7 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 in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
7		In the interests of public safety and to prevent damage to the highway in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
8		To manage and mitigate the potential impacts from the site clearance and construction and to protect the amenity of nearby residents in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
9		To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.			

Reasons

The outline planning application is for 8 dwellings on an area of undeveloped land that is surrounded by existing, fairly modern residential development within the settlement boundary of Tiverton where the principle of development is acceptable and supported by local and national planning policies. The proposed dwellings would be accessed from Hayne Court although the dwellings would be physically closer to Gardenia Drive. The application reserves all matters for future consideration other than access. The proposed access is considered to be acceptable. Impact on residential amenity of nearby residents, on the Tiverton Town Leat etc will be considered in detail during the consideration of either a full or reserved matters application(s). The development will not be subject to a S106 agreement following recent changes by the Government but it will attract a New Homes Bonus. The application is in accordance with Policies COR1 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and has been recommended for approval.

14/01629/MFUL	Land at NGR 304319 114213 (Tiverton Parkway) Sampford Peverell Devon	New surface car park and associated lighting	REFUSE	DEL	26/01/2015
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Reasons

- 1 The site is located in the open countryside. The Local Planning Authority is not satisfied that the information submitted robustly addresses options for parking at the station, the advantages and disadvantages of each and provides a balanced recommendation for progressing one option over another. It also does it clearly justify why certain options were being considered to deal with the longer term passenger number projections but not the more immediate need. The Local Planning Authority is of the view that without that justification the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits contrary to Policy DM1 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 The Local Planning Authority is not satisfied that sufficient information has been submitted to date to comprehensively consider traffic generation, its impact and mitigation in the form of an Integrated Transport Assessment, contrary to Policy DM6 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01922/FULL	The Oak Room 2C St Peter Street Tiverton Devon EX16 6NU	Change of use of church to mixed use for cafe/restaurant, art gallery, seminar/conference space, music venue, retail, internet cafe, wedding venue	PERMIT	DEL	28/01/2015

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 current proposal is acceptable in that the building is in a central location close to other community facilities, shops, pubs, cafes, restaurants and public transport, and close to residential areas and is considered to be a sustainable location for the uses proposed. For these reasons, off street parking is not considered necessary. The principle of the change of use is not considered to harm the character and appearance of the listed building or the conservation area, or, subject to licences, to harm the amenities of neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM25 and DM27 of the Local Plan Part 3 (Development Management Policies).

14/01942/FULL	32 The Brendons Sampford Peverell Tiverton Devon EX16 7BG	Erection of extension and replacement garage following demolition of existing garage (Revised Scheme)	PERMIT	DEL	28/01/2015
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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.

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Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Local Plan Part 3 (Development Management Policies) DM2, DM8, DM13 and DM27 and guidance as contained in National Planning Policy Framework.

14/01945/FULL	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).

14/01960/TPO	5 Rectory Close Willand Cullompton Devon EX15 2RH	Application to remove a limb from 1 Oak tree protected by Tree Preservation Order 09/00002/TPO	PERMIT	DEL	29/01/2015
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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) a.Crown reduce the south side of the trees canopy where it is encroaching towards property by up to 2m to leave a natural crown shape and to natural growth points where possible

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Reasons

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

Reasons

The works proposed to remove a limb of an Oak Tree subject to a Tree Preservation Order is not considered to be sufficiently arboculturally justified, Mid Devon District Councils Tree Officer has agreed to reduced works, as such permission is granted for reduced works to be carried out. The crown reduction the south side of the trees canopy where it is encroaching towards property by up to 2m to leave a natural crown shape and to natural growth points where possible is considered to be sufficiently justified and will both preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice.

14/01968/FULL	Rainbow Superstore Ltd Units 5 to 7 Ormidale Square Tiverton Business Park Tiverton Devon EX16 6TW	Formation of new access and car park, and alterations to existing building	PERMIT	DEL	30/01/2015
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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 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.
- 4 No food sales shall be carried out in any part of the application site

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, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with policies DM2 and DM8 of the Local Plan Part 3.
- 4 To respect the character, appearance and amenity of the surrounding area, and in the interest of highway safety, to ensure that adequate on-site facilities are retained for the proposed, in accordance with policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies), and to prevent inappropriate retail uses in this out of town location in accordance with policy DM17 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The proposed alteration and separation of the existing building, by virtue of its scale, massing, design and location are not considered to harm the character and appearance of the area, the design of the existing building, or the future amenities and services of the surrounding area. The formation of a new access and parking are not considered to cause any significant issues in terms of highways safety, and as such, the proposal is considered to comply with policies COR2, COR9 and COR13 of the Mid Devon Core Strategy 2007, DM2, DM8 and DM18 of the Local Plan Part 3, and the National Planning Policy Framework.

14/01970/FULL	Park Lodge Westcott Cullompton Devon EX15 1SA	Alteration of 7 letting rooms to single dwellinghouse and erection of garage	PERMIT	DEL	30/01/2015
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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

Planning permission was originally granted for the conversion of Park n' Lodge from a dwelling to letting accommodation under planning permission 98/00863/FULL as part of wider works at the Merry Harriers pub. The planning permission does not describe or require the rooms to be occupied as holiday, hotel, guest house or other such accommodation. This is significant since a change from one type of residential accommodation (7 letting rooms) back to a single dwelling does not bring with it planning policy concerns. The alterations proposed will improve the appearance of the building and facilitate its use as a single dwelling and will not cause harm to the privacy or amenity of any neighbouring properties and uses. The provision of a detached garage will still allow for the parking and turning of vehicles on-site and will not have a detrimental impact upon the neighbouring Public House and car park. On this basis, the proposal is considered to comply with Policies DM1, DM2, DM8 and DM14 of the Local Plan Part 3 (Development Management Policies).

14/01986/PNCOU	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
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01987/PNCOU	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

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.

14/01988/PNCOU	Ash Bullayne Farm Coplestone Credon Devon EX17 5NZ	Prior notification for the change of use of agricultural building to dwelling under Class MB(a) & (b)	APA	DEL	28/01/2015
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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) and MB (b) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.

14/01990/FULL	Hamslade Cottage Bampton Tiverton Devon EX16 9JA	Retention of stables and store	PERMIT	DEL	28/01/2015
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Conditions

- 1 The date of commencement of this development shall be taken as the 07/01/2015, when the Local Planning Authority undertook a site visit to the application.
- 2 The areas indicated as 'Stables' and 'Store' on the approved site location plan shall be permanently retained for use in connection with, and ancillary to the occupation of Hamslade Cottage and shall not be let, sold or used independently of the dwelling or for any commercial use.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the application to be monitored by the Local Planning Authority.
- 2 In the interests of highways safety and to safeguard the character and appearance of the area, in accordance with policy DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

Reasons

The stable building and store, by virtue of their scale, massing, design and location, are not considered to harm the character and appearance of the area, setting of the conservation area and amenity of the occupiers of neighbouring properties. Due to the stables use associated with the dwellinghouse, there is unlikely to be an unacceptable increase in traffic onto the local highway network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007 (Local Plan Part 1), DM2, DM23 and DM27 of the Local Plan Part 3 (Development Management Policies), and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01991/FULL	11 The Square Uffculme Cullompton Devon EX15 3AA	Change of Use of outbuilding to 1 bed flat and internal alterations to shop and flats	PERMIT	DEL	26/01/2015

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

In balancing all relevant material considerations it is concluded that the reinstatement of an active use in The Square through the opening of a cafe/shop will be of benefit to the village and that this benefit is made possible partly through the creation of an additional flat in the rear courtyard. The flat would not have a high level of amenity but would not be out of character in this part of the village where courtyard accessed properties already exist. The proposal would have zero parking, which may lead to some exacerbation of existing parking problems in The Square, however the net increase of one single bedroom flat is not considered to cause unreasonable harm and the site is close to a regular bus route. The benefits of the scheme in reintroducing commercial premises on The Square and the likely increase in vitality outweigh any harm caused by the provision of an additional flat in this location with zero parking provision. The application accords with the requirements of Policies COR1, COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/01995/FULL	West Green Langford Road Langford Newton St Cyres Exeter Devon EX5 5AG	Erection of first floor to dwelling including raising and alteration of roof	PERMIT	DEL	29/01/2015
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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 application scheme is for the erection of first floor to dwelling including raising and altering the roof. The proposal would amend the modest single storey property to a two storey dwelling of a modern design. The proposed flat roof modern design is considered to be contrasting to many of the surrounding properties in the area but the scale and appearance of the proposal is considered to be acceptable and is not considered to harm the character and appearance of the area. Although the proposal increases the building in terms of height and mass the proposal is not considered to result in over development of the curtilage. The proposal would increase the height of the building from 5.5m to 5.8m at the point closest to the neighbouring property and from 6m to 7m towards the south elevation and, given the design, would increase the building mass towards the side of the neighbouring property at first floor level. The proposed alteration to the roof is not considered to result in a significant loss of light such that it would amount to an oppressive environment for the occupants of the neighbouring property. The scheme includes the provision of a balcony to both the rear and front of the property. Whilst it is considered that the balconies may allow some views into the amenity areas of the neighbouring property, it is not considered that either of the balconies would result in a significant adverse impact on the amenity of the neighbouring property. Overall it is considered that the application scheme would not result in any significant adverse impacts in terms of loss of light, overlooking or loss of privacy. The application scheme is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

14/02008/PNCOU	Land at NGR 276041 93648 (Southcombe) Cheriton Bishop Devon	Prior notification for the change of use of agricultural building to dwelling under Class MB (a)	RPA	DEL	28/01/2015
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Reasons

- 1 The change of use of the application buildings does not fall within the parameters of permitted development as set out in Class MB (a) as the proposed change of use relates to two separate agricultural buildings being converted to one residential dwelling. The permitted development opportunity is only to change the use of a building 'singular' from an agricultural use to a use falling within class C3.
- 2 The proposed development would not accord with all the relevant provisos contained in Paragraphs MB.2 (b) and (e) 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 and noise. The building is in a remote location and without a suitable access for residential activity and furthermore given the location in close proximity to the A30 trunk road and high background noise levels the building is not considered to be in a location that would be desirable and/or practical for residential use.
- 3 Insufficient information has been provided to demonstrate that the building is free from contamination, and as such contamination levels are unable to be determined based on the information provided.

14/02009/PNCOU	Land at NGR 275264 93578 (Southcombe Cross Bungalow) Cheriton Bishop Devon	Prior notification for the change of use of agricultural building to dwelling under Class MB (a)	RPA	DEL	28/01/2015
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Reasons

- 1 Insufficient information has been provided to demonstrate that the building was solely in agricultural use as part of an established agricultural unit on 20th March 2013, furthermore the lawful use of all the building is not for agricultural activity. Therefore the permitted development rights set out in class MB, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) are not available for application building..
- 2 The proposed development would not accord with all the relevant provisos contained in Paragraphs MB.2 (b) and (e) 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 and noise. The building is in a remote location and without a suitable access for residential activity and furthermore given the location in close proximity to the A30 trunk road and high background noise levels the building is not considered to be in a location that would be desirable and/or practical for residential use.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3 Insufficient information has been provided to demonstrate that the building is free from contamination, and as such contamination levels are unable to be determined based on the information provided.					
14/02012/FULL	Henley House Crediton Devon EX17 3PR	Erection of replacement barn for garaging, garden machinery and general storage	PERMIT	DEL	26/01/2015

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 garage building above hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as Henley House), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.
- 4 No hard landscaping works in the areas shown on the approved plans shall begin until details 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 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 accordance with COR18, as the site is in open countryside and outside of a settlement boundary there is no policy support for a development of a new dwelling in the open countryside.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with policy DM27 of Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme for the erection of a replacement barn for garaging, garden machinery and general storage within the curtilage of a listed building which is occupied as a dwelling house, and is on balance considered to be acceptable. Although the scale of the proposed building is large, given the siting (positioned to the side and behind the listed building) of it and the proposed design it is not considered to harm the character or setting of the listed building. The property has a large curtilage and although the building is large it is not considered to result in overdevelopment of the curtilage. The proposed building is not considered to result in any significant adverse impacts on the living conditions of occupants of any neighbouring properties. The application is considered to be 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02013/LBC	Henley House Crediton Devon EX17 3PR	Listed Building Consent for the erection of replacement barn for garaging, garden machinery and general storage	PERMIT	DEL	26/01/2015

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 application scheme for the erection of a replacement barn for garaging, garden machinery and general storage within the curtilage of a listed building which is occupied as a dwelling house, and is on balance considered to be acceptable. Although the scale of the outbuilding is large, given the siting and existing screening it is not considered that the proposal would harm the character and appearance of the listed building. The proposed building would be clad in black stained timber which is considered to help the building recede into the back ground and reduce the impact on the setting of the listed building. 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.

14/02018/FULL	2 St Peter Street Tiverton Devon EX16 6NU	Conversion of former Manse into 4 flats	PERMIT	DEL	26/01/2015
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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.

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Reasons

The current proposal is acceptable in that the principle of residential development in the town centre is acceptable and, subject to the provision of further detail on the listed building consent, the development is not considered to harm the character and appearance of the listed building. The development will have minimal impact on the conservation area. The development is in the town centre close to shops, facilities and public transport and within walking distance of public parks. The provision of residential accommodation without off street parking and private amenity space can therefore be justified, bearing in mind the benefits of re-use of the Grade II listed building. The proposal is not considered to lead to a material loss of privacy or amenity for neighbouring occupants. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM14, DM15 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

14/02019/LBC	2 St Peter Street Tiverton Devon EX16 6NU	Listed Building Consent for conversion of former Manse into 4 flats	PERMIT	DEL	26/01/2015
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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 a detailed Schedule of Works in relation to the blocking up and relocating of existing doors has been submitted to and approved in writing by the Local Planning Authority. Such Schedule of Works shall include details of the existing architraves, surrounds and skirting boards to be removed and/or relocated and detailed specifications and locations of any new architraves, surrounds and skirting boards to be provided. Only such approved works shall be carried out and shall be permanently so retained.
- 4 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 LPA. Only such approved windows and doors shall be installed in the building and shall be permanently so retained.
- 5 Before its use on the building, the specification for the lime mortar to be used on the building shall be submitted to and approved in writing by the Local Authority and only such agreed mortar shall be used and shall be permanently so retained.
- 6 The works approved are solely those specified in the submitted Schedule(s) of Works. Any alteration to the specifications detailed in the Schedule(s) of Works, including for the avoidance of doubt the installation of extract vents or flues, shall be approved in writing by the Local Planning Authority before those works take place.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 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).
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- 6 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 it is considered that, subject to conditions, the proposal will preserve the character and appearance of the Grade II 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).

14/02021/FULL	25 Parsonage Street Bradninch Exeter Devon EX5 4NW	Erection of two-storey extension	PERMIT	DEL	26/01/2015
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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 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, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/02076/FULL	Land and Buildings at NGR 287715 106509 (White Cross Farm) Cheriton Fitzpaine Devon	Erection of an office building (Revised Scheme)	PERMIT	DEL	29/01/2015
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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 retail sales shall be carried out on any part of the application site or within any building on the application site.
- 4 The proposed building above hereby approved shall be used to provide office and welfare facilities ancillary to the existing business that operates from the buildings (currently known as All Timber Frames Ltd), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for residential purposes.
- 5 No development shall take place until a strategy of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy prior to the use of the building commencing.
- 6 Details of improvements to the visibility splay on the northern side of the existing access into the site shall be submitted to and approved in writing to the local planning authority prior to the occupation of the building hereby approved. The approved details shall be maintained thereafter

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 prevent unnecessary traffic from being attracted to the site as a result of direct sales to retail customers, which may adversely affect safety on the local road network in accordance with Policy S5 of the Adopted Mid Devon Local Plan (Local Development Framework).
- 4 To safeguard the character and appearance of the site which is the open countryside and in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM20 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure that the principles of sustainable drainage are incorporated into this proposal, and to ensure that the proposals does not result in flooding on the highway.
- 6 To provide adequate visibility from and of emerging vehicles.

Reasons

The application scheme propose a purpose built office and staff welfare facility on an existing employment site in the open countryside just outside Cheriton Fitzpaine, and given that it is proposed for activities to serve the existing business already operating on the site and therefore facilitate rural employment development it is considered to be acceptable in general policy terms. Given the scale, siting and design of the building it is not considered that it will detract from the visual amenities and character of this part of the open countryside and/or affect the general amenities of the area. As such the proposal is considered to comply with Policies COR4, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policy DM1, DM2 and DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies) Post Inspector's Report and guidance in the National Planning Policy Framework.

14/02090/FULL	14 Higher Street Cullompton Devon EX15 1AJ	Replacement of 5 windows and front door	PERMIT	DEL	29/01/2015
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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

This application seeks planning permission for the replacement of five windows and the front door at 14 Higher Street, Cullompton. The overall design and scale of the replacement windows and front door are acceptable given their context. The property is set within the Conservation Area; it is not considered that the proposal will adversely affect the visual amenities of the area due to the surrounding properties predominantly having uPVC windows and front doors of varying designs and colours. As such the proposal is considered to comply with policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.