

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01474/FULL	Land and Buildings at NGR 304595 116820 (Adjacent To Goldsmoor House) Westleigh Devon	Conversion of redundant barn to dwelling	REFUSE	COMM	05/02/2015

Reasons

- 1 The existing barn, by virtue of its overall height, massing and construction including a mix of breeze block, stone, cob and render with corrugated metal sheet roofing, is considered to be of a low amenity value and is not considered to positively contribute to the area's rural character. Overall, it is considered that this agricultural building is one that merely reflects the rural character of the local area rather than being one that makes any positive contribution to it, regardless of whether it could reasonably be converted without significant alteration, extension or rebuilding. The proposed conversion would therefore be contrary to the preliminary requirement of policy DM11 of the Local Plan Part 3 (Development Management Policies) and the supporting information is insufficient to outweigh the conflict with the development plan. The application is therefore recommended for refusal.

14/01882/FULL	Tree Tops 1 The Avenue Tiverton Devon EX16 4HR	Erection of a dwelling	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 No development shall begin until details/samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 The south west boundary hedgerow between the application site and Canal Hill shall be permanently retained at a height of no less than 2m.
- 5 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 windows shall be inserted into the south east elevation of the dwelling hereby approved without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the dwelling and surrounding area in accordance with: Local Plan Part 3 (Development Management Policies) DM2
- 4 In order to protect the character and appearance of the surrounding area in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the residential amenity of neighbouring residents in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application seeks planning permission for the erection of a detached dwelling on a plot which currently forms part of a residential garden. The additional dwelling will be in accordance with the context and density of development of the surrounding area. The scale, design and siting are acceptable and will not have a detrimental impact on the appearance of the street scene or on the residential amenity of occupiers of neighbouring residents. Adequate provision is made for parking, drainage and amenity space. The development is therefore in accordance with policies COR1, COR2, COR12 Mid Devon Core Strategy (Local Plan Part 1), policies DM2, DM8, DM14 and DM15 Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/01901/FULL	Land and Building at NGR 305546 108277 (Opposite Goodiford Cottages) Kentisbeare Devon	Change of use of land to allow log storage and the creation of hard standing	PERMIT	COMM	06/02/2015
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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 machinery, equipment or fixed plant shall be operated on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0800 and 1800 hours on Monday to Fridays and 0800 and 1300 on Saturdays. Should any equipment, machinery or fixed plant used on this site be operated for a period greater than 1 hour in any 24 hour period, the use must achieve a noise level operated for a period greater than 1 hour in any 24 hour period, the use must achieve a noise level (LAeq (15 min)) of at least 4 dB below the background noise level (LA90 (15 Min)) at the nearest noise sensitive locations including: 2 Goodiford Cottage and associated garden, Goodiford Mill, area and fishing ponds and Goodiford Mill Farm and associated garden.
- 4 The application site shall be used solely for the benefit of Mr J Drummond in connection with tree surgery business and for the storage of logs, machinery and equipment associated with that use, and for no other purpose, including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. When the land ceases to be used as such, the lawful use hereby permitted shall cease and the land shall revert to its former agricultural use. All materials, surfaces and equipment brought onto the land, or works undertaken to it in connection with the approved use, shall be removed and the land shall be restored to its original condition of grassed field within 9 months of the cessation of the approved use.

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 amenities of the area and the occupiers at 2 Goodiford Cottage, Goodiford Mill and Goodiford Mill Farm.
- 4 To ensure a use appropriate to the character and amenity of the rural setting, where an unrestricted business use would be otherwise undesirable in this location, in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM20 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The proposed change of use and associated hard surfacing is considered to be reasonably necessary to support the rural business and is given clear overarching support by the National Planning Policy Framework. For a business use of this small capacity, consisting of a hardstanding for storage of logs, vehicle parking and occasional log splitting, the proposal is not considered to constitute unacceptable harm the privacy or amenity of the occupiers of another dwelling, the future amenities of the rural setting or the visual amenity of the surrounding countryside subject to conditions restricting the use and operating times for machinery. The proposal is deemed to be in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1 and DM20 of the Local Plan Part 3 (Development Management Policies), and the National Planning Policy Framework. Planning permission is recommended subject to the following conditions.

14/01910/CLU	Shrubbery Cottage Burlescombe Tiverton Devon EX16 7JD	Certificate of Lawfulness for the existing use of building as a dwelling	PERMIT	DEL	05/02/2015
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Conditions

- 1 With regards to evidence put before the Local Planning Authority, it is considered that on balance of probability, the building identified within the red outline on the submitted location plan is determined to have been used as a residential dwelling separate from the main dwellinghouse referred to as Shrubbery Cottage for a period in excess of 4 years. The evidence put before the Local Planning Authority is thought to be sufficiently clear and unambiguous to permit the issue of a lawful development certificate for the planning unit. The lawful planning unit is identified in the stippled plan accompanying this decision.

14/01923/FULL	Land and Buildings at NGR 295851 122319 (Rear Of Silver Street) Bampton Devon	Erection of 2 dwellings following demolition of existing garage block and outbuildings (Revised scheme)	PERMIT	DEL	03/02/2015
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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/samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 No development shall begin until a sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the external walls of the buildings hereby permitted has been provided on site for inspection and be agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel. Such approved materials shall be so used and retained.
- 5 No hard landscaping works in the areas shown on the approved plan(s) 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.
- 6 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme for the shared open courtyard to the front of the dwellings hereby approved. The landscaping scheme shall be shown on a plan that includes details of all planting, seeding, changes in levels, hard landscaping (including walls, paving) and bin store areas. The hard and soft landscaping of the shared open courtyard area shall be carried out prior to the first occupation of either of the dwellings hereby approved and shall be permanently retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		No development shall begin until working details of the new doors/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 doors/windows shall be in accordance with these approved details, and be so retained.			
8		The external doors, door frames and windows hereby permitted shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.			
9		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, materials and type of boundary treatment 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.			
10		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. The access, parking and turning shall be provided in accordance with the approved details prior to the first occupancy of the dwellings hereby approved. Following their provision, these facilities shall be so retained.			
11		No development shall begin until details of the surface water strategy have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved surface water strategy.			
12		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 new openings shall be provided in any elevation of either dwelling hereby approved without the Local Planning Authority first granting planning permission.			
13		The development shall be carried out in accordance with the mitigation and recommendations in the ecological appraisal by Richard Green Ecology dated May 2014 and received 19th November 2014.			

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 character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM14, DM27
- 4 To ensure the use of stone, mortar, coursing and pointing appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM14, DM27
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM14, DM27
- 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 (Local Plan Part 1) and policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).
- 7 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM/2, DM14, DM27
- 8 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM14, DM27
- 9 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 10 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
11		To prevent the development of the site increasing the risk of flooding to surrounding properties in a area that is at risk of flooding in accordance with policies COR9 of Mid Devon Core Strategy (Local Plan Part 1)and policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).			
12		To safeguard the residential amenity of neighbouring residents in accordance with Mid Devon Core Strategy 2 (Local Part 1) Policy COR2 Local Plan Part 3 (Development Management Policies) DM14			
13		To prevent harm or loss of protected species in accordance with policy DM2 Local Plan Part 3 (Development Management Policies) and in accordance with the Wildlife and Countryside Act 1991 (as amended).			

Reasons

The two dwellings would be erected on a plot to the north of Brook Street, Bampton. The dwellings would be within the Bampton Conservation Area. The dwellings will appear as a small courtyard development utilising modern building materials, but incorporating building shapes and sizes that are traditionally found in Bampton. The design will sit comfortably alongside the existing development in the area and with appropriate conditions will not result in overlooking/loss of privacy to occupiers of neighbouring properties. The proximity of dwelling B may result in the loss of some light to the neighbouring property called 'The Nook', however this is not significant enough to warrant refusal. The dwellings would benefit from two car parking spaces per dwelling. Although the site has potential to be affected by flooding, following submission of a Flood Risk Assessment the Environment Agency have raised no objections. The development will not have an adverse impact on protected species and a condition requiring mitigation as set out in the ecology report has been imposed. The development is in accordance with policies COR2 and COR16 Mid Devon Core Strategy (Local Plan Part 1), policies DM2, DM7, DM8, DM14, DM15, DM27 Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/01955/FULL	The Linhay Higher Furzeland Copplestone Crediton Devon EX17 5NX	Conversion of former threshing barn to dwelling and erection of replacement extension	PERMIT	DEL	05/02/2015
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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 any work commences, a schedule of works required to secure the safety and stability of the building during the conversion period, shall be agreed in writing by the Local Planning Authority. Such works shall where necessary include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection for the building against weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion works.
- 4 Before the commencement of the development hereby permitted details/samples of the materials to be used for all the external surfaces of the building shall be submitted to an approved in writing by the Local Planning Authority.
- 5 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, materials and type of boundary treatment 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.
- 6 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof), die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.			
8		Before the development hereby permitted is first brought into use, provision shall be made for the parking and turning of vehicles within the site 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, and shall not be used for any purpose other than parking and turning of vehicles.			
9		The works shall be carried out in accordance with the recommendations and mitigation measures as set out in the Richard Green Ecology Ltd Report dated October 2014.			

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 safety and stability of the building during conversion and in accordance with Policy DM11 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 128, 129 and 132 of the National Planning Policy Framework.
- 5 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area and in order to also safeguard the character, appearance and setting of the heritage assets in accordance with Policies DM2 and DM27 of Local Plan Part 3 (Development Management Policies).
- 7 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 8 To ensure that adequate on-site parking facilities are available for all traffic attracted to the site in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies)
- 9 In the interests of safeguarding protected species and their habitat and having regard to the provisions of the Wildlife and Countryside Act 1991 and the EC Habitats Directive 1994.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application proposal is considered to respond positively to the relevant policy considerations at the local and national level, and there are no planning reasons which would justify a decision to refuse the application. Therefore the application is recommended for approval subject to conditions and for the following reasons: The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in principle the proposed residential conversion of the building is considered acceptable, and in this instance more weight is attached to the objectives promoted in Policy DM11 and the National Planning Policy Framework that the earlier adopted policy COR18. It has been demonstrated that the application building can be converted without significant re-building and there is no evidence to suggest that the proposals would result in significant harm to either the character and appearance of the building, a listed building, or to the setting of the nearby Grade 2* listed farmhouse. The scope of the alterations to the building, and the creation of the curtilage as proposed, are considered to be respectful to the character of the building and the site surroundings. The proposals raise no flood risk, or highways issues. Given the site context and the nature of the application scheme it is not considered that the proposal will adversely affect the residential amenities of any other properties within the surrounding area. The applicant has made appropriate provisions to satisfactorily assess, and mitigate, potential ecological/wildlife impacts and recommendations as set out in the submitted Protected Species Survey report is made subject of condition. On this basis the proposals are considered to be acceptable and in accordance with policies COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM1, DM2, DM8, DM11, DM15 and DM27 of Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

14/01957/LBC	The Linhay Higher Furzeland Coplestone Crediton Devon EX17 5NX	Listed Building Consent for conversion of former threshing barn to dwelling and erection of replacement extension	PERMIT	DEL	05/02/2015
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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 Before any development commences, a full specification of works, together with a schedule of works required to secure the safety and stability of the building during the conversion period, shall be agreed in writing by, the Local Planning Authority. Such works shall where necessary include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed specification and schedule shall be strictly adhered to during the conversion of the works.
- 4 Before the commencement of the development hereby permitted details/samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.
- 5 No works shall begin until joinery working details, including sections, mouldings, profiles for all new internal and external doors, windows and internal staircase to include 1:20 scale sample elevations and 1:1 scale joinery profiles, shall have been submitted to, and approved in writing by, the Local Planning Authority prior to their installation. Proposed timber treatment of all proposed external joinery shall also be first submitted to, and approved in writing by the Local Planning Authority prior to its use. Such works shall thereafter be carried out in accordance with such approved details and be so retained.
- 6 The windows hereby approved shall be recessed into the walls by 200mm.
- 7 All internal and external plaster/render finishes shall be of lime putty mortar with no cement or other substitutes. No development works shall begin until a sample panel of lime render to be used of between 1 and 2 square metres in size (indicating colour and texture) to be used for the external walls of the building hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Such approved materials shall be so used and retained.

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8		No cob repair works shall commence until further details have been first submitted to and agreed in writing by the Local Planning Authority.			
9		The rooflights indicated on the approved plans shall be of Velux conservation design or equivalent.			
10		All rainwater goods shall be of cast iron, or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation, and shall be so retained.			
11		All services to the building shall be placed underground.			
12		All soil pipes shall be provided within the building unless the written agreement of the Local Planning Authority is received to any variation.			
13		Walls within the barn shall not be dry-lined unless otherwise agreed in writing by the Local Planning Authority.			

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 ensure the use of materials/detailing appropriate to the development in order to safeguard the character and appearance of the listed building and to ensure the safety and stability of the building during conversion and to ensure that works of conversion do not compromise the structural, historic or architectural integrity of the existing building having regard to relevant planning policies, policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM27 of Local Plan Part 3 (Development Management Policies) and having regard to guidance as set out in National Planning Policy Framework.
- 4 To ensure the use of materials/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 Local Plan Part 3 (Development Management Policies) DM2 and DM27.
- 5 To ensure the use of materials/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 Local Plan Part 3 (Development Management Policies) DM2 and DM27.
- 6 For the avoidance of doubt and to ensure the use of materials/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 Local Plan Part 3 (Development Management Policies) DM2 and DM27.
- 7 To ensure the use of materials/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 Local Plan Part 3 (Development Management Policies) DM2 and DM27.
- 8 To ensure the use of materials/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 Local Plan Part 3 (Development Management Policies) DM2 and DM27.
- 9 To ensure the use of materials/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 Local Plan Part 3 (Development Management Policies) DM2 and DM27.
- 10 To ensure the use of materials/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 Local Plan Part 3 (Development Management Policies) DM2 and DM27.
- 11 To ensure the use of materials/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 Local Plan Part 3 (Development Management Policies) DM2 and DM27.
- 12 To ensure the use of materials/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 Local Plan Part 3 (Development Management Policies) DM2 and DM27.

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13 To ensure the use of materials/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 Local Plan Part 3 (Development Management Policies) DM2 and DM27.

Reasons

Listed Buildings carry a statutory presumption against change unless it can be demonstrated that the works are necessary and desirable. the barn is curtilage listed and provides an important traditional vernacular building within the overall former farmyard setting of an important Grade 2* listed farmhouse. The proposals will provide for a viable domestic use of the building which will preserve its historic character and appearance and also its traditional farmyard setting and which will further support its long-term conservation. The proposals are considered to comply with the requirements of relevant plan policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM27 of Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

14/01963/FULL	Land and Buildings at NGR 292103 106323 Bowden Hill Cadeleigh Devon	Conversion of barn to dwelling and erection of a detached garage following demolition of agricultural outbuildings	WDN		04/02/2015
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Reasons

- 1 The submitted bat and bird survey and report recommends further emergence surveys for bats in order to fully understand the nature of the use of the barn and the potential impact of the conversion on protected species. Without an understanding of the impacts, the Local Planning Authority is unable to assess whether the mitigation proposed is adequate. In the opinion of the Local Planning Authority, the applicant has not demonstrated that the impact of the development on protected species after mitigation will be acceptable, contrary to policy DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 Mid Devon District Council permits the conversion of rural buildings where the building can be converted without significant alteration, extension or rebuilding. In the opinion of the Local Planning Authority, the proposed development involves a significant part of the existing building being demolished and rebuilt, contrary to policy DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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.

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- 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).

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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01978/FULL	Land at NGR 277352 106132 Sidborough Hill Morchard Bishop Devon	Erection of a polytunnel	PERMIT	DEL	05/02/2015

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 polytunnel by virtue of its scale, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or the character and/or appearance of this part of the open countryside. As such the proposal is considered to comply with policies COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2 and DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies).

14/01992/FULL	Cherry Tree Cottage 2 Cowleymoor Road Tiverton Devon EX16 6HQ	Sub-division of house into 2 semi-detached dwellings, erection of single storey front lobby/wc extension and 1 additional parking space	PERMIT	DEL	06/02/2015
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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 Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the attached diagram where the visibility splays provide intervisibility between any points on the X and Y axes at a height of 0.600 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway shall be 2.40 metres and the visibility distances.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).			
4		In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal for the subdivision of Cherry Tree Cottage into two dwellings is considered acceptable given the sites location within the settlement boundary of Tiverton. The alterations to the existing building are considered to be acceptable for the site by virtue of their height, scale and design, whilst the relationship with the neighbouring properties is considered acceptable and it is not considered that the application scheme will result in any additional loss of light or overlooking to any neighbouring properties. Access and parking to the proposal is considered to be acceptable (subject to conditions), and no highways safety concerns are raised. The application is unlikely to result in any additional flooding risk to the site, or the surrounding area. On this basis, the proposal is considered to be in compliance with COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies) and policy guidance in the National Planning Policy Framework.

14/02014/TPO	49 Popham Close Tiverton Devon EX16 4GB	Application to prune one branch by 4 metres from 1 Horse Chestnut tree protected by Tree Preservation Order 02/00012/TPO	PERMIT	DEL	05/02/2015
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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) Prune the branch which overhangs the garage to reduce by around 4m.

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 in accordance with best Arboricultural practice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02015/FULL	Great Hole Barton Lapford Crediton Devon EX17 6NB	Erection of 1 cabin for holiday let, garage and workshop after demolition of existing agricultural barn	PERMIT	DEL	03/02/2015

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 (i) The holiday accommodation unit (Cabin) shall be occupied for holiday purposes only. (ii) The holiday accommodation unit (Cabin) shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit (Cabin) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 No development shall begin until samples of the materials to be used for all the external surfaces of the cabin, garage, workshop and raised platforms) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 5 Prior to occupation details of any external lighting are to have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing to the Local Planning Authority.
- 6 The workshop and garage/carport are to be for domestic use only associated with Great Hole Barton and for no commercial use.
- 7 All residue materials resulting from the demolition of the application building, and which are not to be recycled on site, shall be removed from the site within one calendar month from the date on which the demolition is completed.

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 ensuring that the accommodation hereby granted is available for tourists and is not occupied as permanent residential accommodation that would be contrary to adopted policy in this rural location.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2, COR18 and the Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8, and DM24.
- 5 To safeguard the amenities of the occupiers of nearby properties and as the site is in the open countryside to reduce the amount of possible light pollution and to comply with policies DM2, DM24 of the Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the amenities of the occupiers of nearby properties and as the site is in the open countryside to reduce the amount of possible traffic which may be attracted to the site, and to comply with policies DM2 and DM24 of the Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the character and appearance of the area.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed demolition of an existing agricultural/storage building associated with Great Hole Barton (residential dwelling), and development of a log cabin style building to be used as holiday accommodation and double garage/carport and workshop to be used as ancillary buildings for the occupiers of Great Hole is considered acceptable in general policy terms. The log cabin is set within grounds with ample provision for parking and amenity space with a reasonable separation distance from the main house and the neighbouring properties. The buildings are by reason of their design, scale and appearance considered to respect the character and appearance of this part of the open countryside, and it is not considered that the traffic levels arising would adversely affect the capacity and/or safety of the local road network. As such the application scheme is considered to comply with policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM1, DM2, DM8, DM13 and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies), Mid Devon Tourism Study Nov 2014 and guidance under the National Planning Policy Framework.

14/02017/FULL	Land and Buildings at NGR 308417 112134 (Craddock Barn) Craddock Devon	Conversion of barn to form garages, creation of oil tank enclosure and erection of office/store	PERMIT	DEL	05/02/2015
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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 garage conversion, oil tank and office/store by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. It is not considered that the development constitutes harm to the overall quality of the conversion granted under 13/01480/FULL and 14/00954/PNCOU. As such the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy 2007 and Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/02035/TPO	Barnwell Jaycroft Willand Cullompton Devon EX15 2RE	Application to crown reduce canopy by 1-2m and reduce 2 lateral limbs by 3-4 m of one Ash tree protected by Tree Preservation Order 97/00008/TPO	PERMIT	DEL	05/02/2015
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 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.
- The works hereby permitted shall consist solely of the following: (a) Prune tree to ensure 2m clearance between specimen Beech tree, this should be minimal pruning (b) Where the tree overhangs the neighbouring property a reduction of 1m (c) prune to allow 1m clearance around BT line

Reasons

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

Reasons

In conclusion the pruning specification submitted with the application is not justified and unnecessary but for the benefit of the specimen Beech tree some minor pruning is acceptable, subject to the carrying out of works in accordance with best practice. The works approved are covered by the following conditions.

14/02036/FULL	Honey Cottage Poughill Crediton Devon EX17 4LD	Erection of conservatory	PERMIT	DEL	02/02/2015
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Conditions

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

Reasons

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

Reasons

The application scheme is for the erection of a conservatory to the rear elevation of this detached property within the open countryside. The design and scale of the proposed conservatory is considered to respect the character and appearance of the host dwelling and the proposal is not considered to result in over development of the curtilage. Given the siting of the conservatory in relation to the surrounding properties it is not considered that there would be any significant adverse impact on the living conditions of occupants of any neighbouring properties as a result of the development. Given this assessment 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 DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02045/FULL	Land at NGR 279922 111590 (Between Thelbridge Cross and Somermoor Cross) Witheridge Devon	Siting of a temporary agricultural worker's dwelling	PERMIT	DEL	04/02/2015

Conditions

- 1 The use of the unit/caravan hereby permitted shall be discontinued on or before 3rd February 2018 and, prior to its discontinuance, a scheme for the restoration of the site shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.
- 2 The agricultural unit/caravan shall not be occupied until the agricultural buildings permitted under planning permission reference 12/01769/MFUL and 10/00351/FULL have been substantially completed and the livestock building is ready to accommodate livestock.
- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 4 The occupation of the unit/caravan shall be limited to a person solely or mainly working, or last working, in agriculture (as defined by Section 336(i) of the Town and Country Planning Act 1990) on the holding to which this application relates, or a widow or widower of such a person, or to any dependants.
- 5 This permission shall only authorise the use of the application site for the stationing thereon a static caravan/unit which comply with the description 'caravan' as defined in Section 29(1) of the Caravan Sites and Control of Development Act 1960 (as amended) and Section 13 (1)(2) of the Caravan Sites Act 1968 (as amended).
- 6 Prior to the siting and occupation of the temporary workers unit/caravan takes place details are to be provided and approved in writing of a suitable Devon bank and hedge which will be located along the southern and eastern boundary (indicated by the post and rail/wire fence) on the proposed block plan PL/BLOCK/01. Such approved plans will be implemented prior to occupation of the temporary agricultural workers caravan/unit and be so retained.

Reasons

- 1 To allow sufficient time for the agricultural enterprise to become established and to meet the essential need provisions in policy DM10 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 The essential need for the caravan is based on the use of the existing livestock operation on the site and the essential need will only exist when the buildings are complete and in operation for their approved use.
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the provision of new residential accommodation without special justification. The temporary permission has been granted on the basis of a projected essential need on the holding and relates to the need to build up that particular holding.
- 5 To restrict the scope of this permission in accordance with policy DM10 of the Local Plan Part 3 (Development Management Policies), and to safeguard the character and amenities of the area.
- 6 The site is located outside defined settlement limits in the open countryside and in a potentially visible location in order to mitigate the impact the proposed hedge and bank is required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The siting of a temporary agricultural workers dwelling/unit is considered to be acceptable in that the applicant has demonstrated a projected essential need in the first year for a full-time worker to live at or near the holding to meet the needs of the rural business and has demonstrated that the business has been planned on a sound financial basis. The unit is considered to be appropriately sited subject to the formation of a Devon bank and appropriate planting, to assist with the screening of the new unit. Furthermore it is not considered to have an adverse impact on the environment or road safety, the visual amenities of the area or the living conditions of nearby residents. The proposal is considered to comply with the requirements of relevant policies: COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM10 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/02054/PNCOU	Land and Buildings at NGR 293461 104995 Stone Farm Thorverton Devon	Prior notification for the change of use of agricultural building to 2 dwellings under Class MB (b)	APA	DEL	05/02/2015
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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 (b) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

14/02064/CLP	31 Townlands Bradninch Exeter Devon EX5 4QY	Certificate of lawfulness for the proposed conversion of loft space	PERMIT	DEL	06/02/2015
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Conditions

- 1 The proposed loft conversion, including the addition of 6 roof lights, and an additional window opening, amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A and Class C of The Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2008.

14/02066/PNCOU	Land and Buildings at NGR 304296 107112 (Newlands Farm) Cullompton Devon	Prior notification for the change of use of agricultural buildings to 3 dwellings under Class MB(a)	PNP	DEL	06/02/2015
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Reasons

- 1 On the balance of probability the buildings subject to this application were not solely in agricultural use as part of an established agricultural unit for the purpose of a trade or business on or before the 20th of March 2013. The evidence demonstrates that on the 20th of March 2013 the buildings were redundant, crops were being grown on the land forming part of the unit, but the relevant site, namely the buildings subject to this application and their curtilage was not in agricultural use. Additionally, prior to being purchased by the applicant, the site was a racing yard in equestrian use; at best it may be possible to say there was a mixed use of the site of equestrian and agriculture. As such, 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 applicable to this site. Planning permission is required for the proposed development.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02070/PNCOU	Patcott Farm Bickleigh Tiverton Devon EX16 8JT	Prior approval for the change of use of agricultural building to dwellinghouse under use class MB(a)	PNP	DEL	02/02/2015

Reasons

- 1 Insufficient information has been provided to demonstrate that the building was in agricultural use as part of an established agricultural unit on 20th March 2013. In accordance with criterion (a) of Class MB.1, therefore the permitted development rights as set out in class MB, Part 3, of the Town and Country Planning (general Permitted Development) Order 1995 (as amended) are not applicable to this application site.

14/02071/PNCOU	Building Adj. to Pond View Uffculme Cullompton Devon EX15 3DA	Prior approval for the change of use of agricultural building to dwellinghouse under use class MB(a)	RPA	DEL	06/02/2015
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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 for the purposes of a trade or business on the 20th of March 2013. 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 applicable to this site. Planning permission is required for the proposed development.
- 2 Notwithstanding the fact that the proposal falls outside of the parameters of permitted development, the site does not have an existing access that is safe and suitable for all people, and is therefore contrary Paragraph 32 of the National Planning Policy Framework. As such the siting of the building makes it otherwise impractical and undesirable for the building to change from an agricultural use to a use falling within Class C3 dwellinghouse and so prior approval is refused. Full planning permission is required for the creation of a new access.

14/02072/PNCOU	Building Adj. to Pond View Uffculme Cullompton Devon EX15 3DA	Prior approval for the change of use of agricultural building to dwellinghouse under use class MB(a)	RPA	DEL	06/02/2015
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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 for the purposes of a trade or business on the 20th of March 2013. 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 applicable to this site. Planning permission is required for the proposed development.
- 2 In order for this proposal to be permitted development under Class MB, it must relate to the 'change of use of a building and land within its curtilage from use as an agricultural building to a use falling within class C3 (dwellinghouse). The term 'curtilage' is defined as 'an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building.' In this instance, the Local Planning Authority consider that the majority of the northern side of what is referred to as the building to be an enclosure, it is without a roof, and is merely low block walling, and has been as such for some time; as such it is not convertible by way of its status as an enclosure and not a building. Consequently the Local Planning Authority considers the proposed area of curtilage to be larger than the land occupied by the building, and therefore is not permitted development under Class MB.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02078/FULL	Shoe Zone Ltd 30 Fore Street Tiverton Devon EX16 6LD	Installation of new shop front	PERMIT	DEL	02/02/2015

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

Proposal for the installation of new shop front to existing retail premises within the primary shopping area of Tiverton. The new shop front will improve the external appearance of the property with improved proportions that are better suited to the character of the area. The shop front will have a positive impact on the appearance of the street scene. The proposal is in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM18 of the Local Plan Part 3 (Development Management Policies).

14/02079/ADVERT	Shoe Zone Ltd 30 Fore Street Tiverton Devon EX16 6LD	Advertisement Consent to display of 1 fascia sign and installation of new shop front	PERMIT	DEL	02/02/2015
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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

The advertisement is not considered to have a negative impact on visual public amenity or safety, in accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02135/FULL	Coombe House Lychgate Park Copplestone Crediton Devon EX17 5JT	Raising the roof of existing garage to create additional living accommodation	PERMIT	DEL	05/02/2015

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 external finishes of the development hereby permitted shall match in material, colour, style, and texture those of the existing building.

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 a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme is for raising the roof of the existing garage to create a first floor extension to provide an additional living accommodation- a bedroom, ensuite and dressing room, and is considered to be acceptable in principal. The extension, being set back from the principle elevation of the property and with a lower ridge height, is considered to present a subservient addition to the main dwelling and is considered to respect the character, scale, setting and design of the existing dwelling. The proposal is not considered to result in over development of the curtilage. Although the proposal increases the height of the roof by 2.37m and the overall mass of the building, and introduces new windows at first floor level, it is not considered to present an unacceptable relationship with any of the neighbouring properties. Overall the application scheme is not considered to have a significant adverse impact on the living conditions of occupants of neighbouring properties. The proposal 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 and Government advice in the National Planning Policy Framework.
