

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
13/00993/FULL	Land at NGR 303416 110418 (Silver Street) Willand Devon	Erection of 7 affordable dwellings and associated works	PERMIT	DEL	09/02/2015

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 No development shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include: (i) the timetable of the works; (ii) the hours of deliveries; (iii) hours during which construction vehicles will be present at the site or in its vicinity; (iv) the routing of vehicles to and from the site; (v) any road closures; (vi) the methods of traffic control at the site and / or at any other location if required; (vii) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (viii) the compound / location where all building materials will be stored during the demolition and construction phases; (ix) areas on or near the site where delivery vehicles and construction traffic will load or unload materials with confirmation that no vehicles will park on the County Highway for loading, unloading or waiting for site entry; (x) the means of enclosure of the site during the construction works and any additional enclosures. The Development shall be carried out in strict accordance with the approved Plan unless otherwise agreed in writing by the Local Planning Authority.
- 4 No development shall take place until the trees and hedges to be retained on the site shall have been protected in accordance with details shown in a Tree Protection Plan, which shall first have been submitted to and approved in writing by the Local Planning Authority. The tree protection measures included within the Tree Protection Plan shall be retained during the period of construction. During the period of construction of the development: a.No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure; b.No fires shall be lit within the spread of the branches of the trees; c.Any accidental damage to the trees shall be cleared back to undamaged wood and be treated with a preservative if appropriate; d.Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated except in accordance with details approved in accordance with condition 9 of this planning permission.
- 5 No development shall begin until a scheme for surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall use appropriate Sustainable Urban Drainage Systems. The development shall be carried out in accordance with the approved scheme.
- 6 The proposed estate road, footways, footpaths, verges, junctions, street lighting, sewers, drains, 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 No other part of the development hereby approved shall be commenced until: (i) The access road has been laid out, kerbed, drained and constructed up to base course level. (ii) The ironwork has been set to base course level and the visibility splays required by this permission laid out (iii) The footway on the public highway frontage required by this permission has been constructed up to base course level (iv) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority
- 8 No works for the construction of the dwellings hereby approved shall begin until details or samples of the materials to be used for the construction of the exterior of the dwellings has been submitted to and approved in writing by the Local Planning Authority.
- 9 No works for the construction of the dwellings shall begin until details of existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out in accordance with these details and the approved levels thereafter retained

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10		All development on the site shall be carried out in accordance with the recommendations and mitigation measures set out in section 5 of the phase 2 Protected Species Ecological Survey Report carried out by Blackdown Environmental and received by the Local Planning Authority on 29th July 2013. Prior to the commencement of any works which may affect dormice and or their habitat, a detailed mitigation and monitoring strategy should be submitted to, and approved in writing by the local planning authority. All works should then proceed in accordance with the approved strategy with any amendments agreed in writing.			
11		The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority: (i) The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; (ii) The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; (iii) The cul-de-sac visibility splays have been laid out to their final level; (iv) The street lighting for cul-de-sac and footpaths has been erected and is operational; (v) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; (vi) The street nameplates for the cul-de-sac have been provided and erected.			
12		No dwellings shall be occupied until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme. All planting, seeding or turfing 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 new planting season with other of similar size and species.			
13		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, E and F of Part 1, relating to the provision of extensions to the dwelling, including the insertion of rooflights and the provision of dormer windows or other roof extensions, the provision of outbuildings and the provision of hardsurfacing, shall be undertaken within the application site/dwelling curtilage* 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 provision of adequate infrastructure to serve the development, in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).
- 4 In the interests of preserving the health and vitality of the trees on the site, some of which are subject to a Tree Preservation Order and of the amenity of the finished development, in accordance with Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 5 To ensure the provision of adequate drainage facilities on the site and to minimise the risk of flooding, in accordance with Local Plan Part 3 (Development Management Policies)
- 6 To ensure the provision of adequate infrastructure to serve the development, in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).
- 7 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 in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 8 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the finished development in accordance with: Local Plan Part 3 (Development Management Policies) DM2, DM14.
- 9 In the interests of preserving the health and vitality of the trees on the site, some of which are subject to a Tree Preservation Order and of the amenity of the finished development, in accordance with Local Plan Part 3 (Development Management Policies) DM2 and DM14.

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10		In the interests of preserving protected species and their habitats in accordance with Local Plan Part 3 (Development Management Policies) DM2.			
11		To minimise impacts from construction related traffic on the environment and the amenity of residents and businesses in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
12		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).			
13		The Local Planning Authority is not satisfied that additions, extensions or outbuildings within the curtilages of the dwellings could be satisfactorily provided without detriment to either the privacy and amenity of neighbouring properties or the health, safety and vitality of the trees on the site, some of which are subject to a Tree Preservation Order.			

Reasons

The proposed dwellings are on land which forms part of an existing affordable housing allocation; the local planning authority is satisfied that a local housing need exists for the number of dwellings proposed. The application provides dwellings which meeting the minimum size requirements stipulated by this authority and subject to conditions, the dwellings are of an acceptable design and provide adequate private amenity space, parking provision and protection for retained trees on the site, some of which are subject to preservation orders as well as preserving protected species and their habitats and providing a safe access to and from the public highway. Having regard to all material considerations the application accords with the requirements of Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR5 and COR18, Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policies AL/DE/6 and AL/WI/2, Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8, DM14 and DM15 and the National Planning Policy Framework.

14/00452/CLU	Coshes Cottage South Farm Blackborough Cullompton Devon EX15 2JE	Certificate of lawfulness for the use of dwelling in breach of holiday occupancy condition in excess of a 10 year period	PERMIT	DEL	09/02/2015
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Conditions

- 1 On the balance of probability, the property has been occupied outside of the period 15th March - 15th November for at least the previous 10 years.

14/01454/FULL	Land at Stairhill Farm Moorlake Crediton EX17 5EL	Installation of ground-mounted photovoltaic solar panel array to generate 4kW of power	PERMIT	COMM	12/02/2015
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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 The Photovoltaic Array hereby approved, shall be used only for the production of electricity. On its becoming redundant for such purpose, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 6 months of the date this occurs.
- 4 Prior to installation details are to be provided in writing of the type, colour, size of solar panels to be installed and the colour and material of the supporting framework to the panels. Such approved details shall be so retained.

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5 All electricity services associated with the development shall be placed underground.

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 rural character of the area in accordance with policies COR18 of Mid Devon Core Strategy (Local Plan Part 1)
- 4 To safeguard the rural area and the Listed building in accordance with policies COR18 of Mid Devon Core Strategy (Local Plan Part 1), and Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 In order to safeguard the visual amenity of the area and the character and appearance of the listed building in accordance with policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application proposal is for the erection of a small scale photovoltaic array comprising 16 panels adjacent to the curtilage of a residential property in the open countryside is considered an acceptable addition to the site without (i)Having an adverse impact on the landscape and character of the area or any nearby heritage assets, (ii)Adversely affecting the environmental and visual amenities of any nearby residential property (iii)Adversely affecting the availability of productive agricultural land (iv)Adversely affecting local habitats within the site and surrounding area As such the proposed development complies with policies COR5 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM1, DM5 and DM27 of the Local Plan Part 3 (Development Management Policies), and government advice in the National Planning Policy Framework (NPPF).

14/01814/LBC	Clare House Practice Clare House Newport Street Tiverton Devon EX16 6NJ	Listed Building Consent for the erection of metal car park gates and railings	PERMIT	DEL	12/02/2015
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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.

Reasons

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

Reasons

The proposed works will cause no additional harm to the listed building and its setting than those changes previously permitted. The design contributes to the character and appearance of the listed building and conservation area. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01876/FULL	1 Birchen Lane Tiverton Devon EX16 5DL	Erection of 4 affordable flats following demolition of redundant buildings	PERMIT	COMM	09/02/2015

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 Demolition should be carried out in such a manner as to minimise the potential for airborne nuisance, additional land contamination and/or creation of additional contamination pathways either on the site or at adjacent properties/other sensitive receptors. Prior to demolition commencing, a works plan and risk assessment shall be submitted for approval to the Local Planning Authority for consultation with Environmental Health Services. This plan and assessment should identify and risk-assess any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed.
- 4 No development shall begin until details or 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.
- 5 The dwellings hereby permitted shall be occupied as affordable housing only, as defined within the National Planning Policy Framework and in line with the policies set out in the adopted Supplementary Planning Document "Meeting Housing Needs" or such other Supplementary Planning Document as may be adopted by the Local Planning Authority subsequently.
- 6 No construction work shall take place on the application site except between the hours of 0730 and 1900 hours Monday to Friday and 0800 and 1300 hours on Saturdays. No construction work shall take place on the application site on Sundays or Bank Holidays.
- 7 Prior to the first occupation of any of the four flats hereby permitted, the lead flashing on top of the southern wall of the existing off- site sheds, immediately north of the application site, shall be reinstated to prevent water ingress.
- 8 Prior to the commencement of development the internal finished floor levels of the ground floor residential units hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved finished floor levels.

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 public health and protection of the environment in accordance with policy DM7 Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy 2007 Policy COR2 and Local Plan Part 3 (Development Management Policies) DM2.
- 5 Therefore, the occupation of the dwellings is restricted to affordable housing only.
- 6 To safeguard the amenities of nearby residents in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure that the sheds which do not form part of the application site remain water tight and available for use by local residents following the demolition of the adjacent buildings in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).

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8 In interests of reducing the risk of the new residential units being affected by flooding as the site is within flood zone 3, in accordance with policy COR11 Mid Devon Core Strategy (LP1) and the National Planning Policy Framework.

Reasons

The proposal, delivering 4 units of affordable housing is considered to result in a development which by virtue of its design, scale, height, proportions and density, is in keeping with the character of the area and would not result in a development which is overbearing or result in loss of privacy of neighbouring properties. The provision of affordable housing in Tiverton is considered to be an overriding economic and social issue that outweighs the location of the site within Flood Zone 3. The application is considered to comply with policies together with Government policies in the National Planning Policy Framework and Government guidance in the National Planning Policy Guidance.

14/01913/FULL	9 Millway Gardens Bradninch Exeter Devon EX5 4RE	Erection of timber summerhouse and installation of swimming pool	PERMIT	DEL	10/02/2015
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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 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 western boundary of 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.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01947/FULL	West End Hall 5 West End Road Bradninch Exeter Devon EX5 4QW	Replacement of existing wooden single glazed windows and doors with uPVC double glazed units	REFUSE	DEL	09/02/2015

Reasons

- 1 The proposal is situated within a Conservation Area, where development likely to detract from the existing character and appearance of the area is to be avoided, unless a significant public benefit can be demonstrated. The site is in a prominent position and the proposal would be detrimental to the character and appearance of the Conservation Area. Some public benefit is produced by the proposal; however, the proposal could be altered to achieve this, without detrimentally impacting the conservation area. The development is therefore contrary to Policies COR2 of the Mid Devon Core Strategy (Local Plan 1), DM2 and DM27 of the Local Plan Part 3 (Development Management Policies and the National Planning Policy Framework).

14/01984/MFUL	Land at NGR 308764 118163 (Redhill Farm) Burlescombe Devon	Installation of a ground-mounted photovoltaic solar farm to generate 4.8MW of power (site area 9.30 ha) with associated infrastructure including inverters, transformers, substations, communications building, fence, and pole- mounted security cameras	PERMIT	COMM	13/02/2015
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Conditions

- 1 The development hereby permitted shall begin no later than three years from the date of this decision.
- 2 i) The solar PV facility shall cease to generate electricity on or before a date 25 years after the date of first export of electricity from the site. ii) Confirmation of the first export date shall be provided by the undertaker to the Local Planning Authority within one month of its occurrence.
- 3 The development hereby permitted shall be carried out in accordance with the plans listed in the schedule on the decision notice.
- 4 No other part of the development hereby approved shall begin until the proposed temporary site access arrangement as indicated on drawing PE10400-004 Rev. A has been provided.
- 5 Within 6 weeks of the provision of the temporary access set out in condition 4 of this planning permission, a scheme for the restoration of the temporary access land, to include the replanting of a hedgerow in the location of the removed section of hedgerow and a timetable for the restoration of the land shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the land shall be restored in accordance with the approved restoration scheme.
- 6 Not less than 12 months before the expiry of the planning permission as set out in condition 2 or within 3 months of any prior cessation of electricity generation from the site, a scheme for the decommissioning and restoration of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the following information: a) details of the removal of the solar PV panels, frames, inverter modules, substation, fencing and cabling and restoration of the land b) parking of vehicles for site personnel operatives and visitors c) loading and unloading of plant and materials d) storage of plant and materials e) programme of works including measures for traffic management f) provision of boundary hoarding behind any visibility zones g) vehicle wheel wash facilities h) highway condition surveys i) extended Phase 1 Habitat survey which covers the whole of the site and predates the date of cessation of electricity generation by no more than 12 months. The approved decommissioning and restoration scheme shall be fully implemented within 6 months of its approval or the cessation of electricity generation, whichever is the later date.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		The development hereby approved shall be carried out in conformity with a Construction Management Plan which shall first have been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following: a)The timetable of the works; b)Daily hours of construction; c)Any road closure; d)The number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; e)The compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the construction phase; f)Areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste; g)The means of enclosure of the site during construction works; h)Details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site; i)Details of wheel washing facilities and obligations; j)The proposed route of all construction traffic exceeding 7.5 tonnes; k)Details of the amount and location of construction worker parking. Only the approved details shall be implemented.			
8		The approved details of new hedgerow and tree planting in the locations as shown on the approved plans, shall be carried out within 9 months of the date of the first export of electricity from the solar PV array; and any trees or plants which within the lifetime of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The new hedgerows and trees shall be planted using the specification contained in paragraphs 4.1.2 - 4.1.12 (inclusive) of the Biodiversity Management Plan by Avian Ecology and dated 25 November 2014. The existing and proposed hedgerows bounding the site shall be allowed to grow to a height of not less than 2.5 metres above the adjacent site ground level and thereafter shall be maintained at no less than this height until the solar installation has been decommissioned in accordance with condition 6.			
9		No external artificial lighting shall be installed at the site without planning permission first having been obtained.			
10		All cables shall be placed underground, except at the point of connection to the electricity grid system.			
11		The swales shown on Wardell Armstrong drawing number PE10400-003 Revision A 'Precautionary rural SuDS features' shall be provided at 2m wide and 0.3m deep and shall be completed prior to the first export of electricity from the solar PV array. Following their provision the swales shall be managed and maintained in an operational condition until the site has been decommissioned in accordance with condition 6.			
12		Notwithstanding the provision of The Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no development of the type referred to in Class A of Part 2 of Schedule 2, relating to the erection, construction or alteration of a gate, fence, wall, or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
13		The ecological mitigation and enhancement measures as contained in the Biodiversity Management Plan by Avian Ecology dated 25 November 2014 shall be implemented in full prior to the first export of electricity from the solar PV array.			
14		The ecological monitoring measures, habitat management measures and management schedule as contained in the Biodiversity Management Plan by Avian Ecology dated 25 November 2014 shall be adhered to from the date that development on the site begins until the date the site has been decommissioned in accordance with condition 4.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To reflect the temporary nature of the proposal in the interests of visual amenity in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 In the interests of highway safety to minimise the impact of the development on the highway network through the provision of an appropriate construction access in accordance with policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To achieve restoration of the temporary access land in the interests of visual amenity in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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6		To achieve restoration of the site in the interests of visual amenity in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
7		To ensure that adequate facilities are provided during the construction phase of the development, in the interests of highway safety in accordance with policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
8		In order to provide further screening of the application site to safeguard the visual amenities of the area in accordance with policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies), COR2 of Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.			
9		To minimise the potential for light pollution and disturbance to local amenity in accordance with policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies), COR2 of Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.			
10		To safeguard the visual amenities of the area in accordance with policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies), COR2 of Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.			
11		To prevent an increase in flooding and to provide adequate means of surface water disposal, in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR11, DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
12		To safeguard the visual amenities of the area and the movement of protected species across the site in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and DM2 and D/5 of Local Plan Part 3 (Development Management Policies).			
13		In the interests of safeguarding protected species and their habitat in the carrying out of this proposed development in accordance with policy COR2 of Core Strategy (Local Plan Part 1) and policies DM2, DM5 and DM28 of Local Plan Part 3 (Development Management Policies).			
14		In order to secure a net gain in biodiversity in accordance with policy DM28 of Local Plan Part 3 (Development Management Policies).			

Reasons

In planning terms, it is concluded that an acceptable access to the site can be provided to serve the proposed development, adequate measures are proposed to cater for surface water run-off and having regard to the additional planting proposed, the development will have only a limited and acceptable impact upon landscape character and visual amenity, including from viewpoints within the Blackdown Hills Area of Outstanding Natural Beauty. However, approximately 20% of the application site is classified as comprising the Best and Most Versatile agricultural land (grade 3a). The submitted sequential analysis of site selection is considered to adequately appraise the reasonably alternative sites considered by the applicants and demonstrates that much land of lower agricultural quality would be likely to have greater impacts in respect of other considerations (e.g. landscape and visual impact, proximity to listed buildings, highways). Whilst recent ministerial statements, including Greg Barker's speech to the solar PV industry in April 2013, the National Planning Policy Framework and the Planning Practice Guidance state that there is a preference to siting solar arrays on lower quality agricultural, or preferably brownfield land, they all state that the siting of large scale solar development is about striking a balance. In this particular instance, the site is well chosen with regard to all other material considerations and evidence has been provided by the applicants to demonstrate a sequential approach to site selection. The site would continue to be used for the grazing of livestock during the operational life of the development and as well as making a significant contribution to the generation of electricity, the development would also lead to biodiversity enhancements through the planting of additional trees and hedges, provision of bird and bat boxes and the creation of grassland habitats. Having regard to all of these material considerations, the benefits of the scheme are considered to outweigh any harm caused through the temporary loss of 1.9ha of grade 3a agricultural land for solely agricultural purposes and the application accords with Policies COR2, COR5, COR9 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), DM2, DM5, DM7, DM27, DM28 and DM29 of Local Plan Part 3 (Development Management Policies), the National Planning Policy Framework and Planning Practice Guidance.

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14/01985/FULL	Land at NGR 287898 106070 (Orchard Hayes Farm) Cheriton Fitzpaine Devon	Variation of Condition 1 of Planning Permission 11/01080/FULL for the siting of a temporary agricultural worker's caravan to allow use to continue until on or before 7 December 2015	PERMIT	DEL	09/02/2015

Conditions

- 1 The use hereby permitted shall be discontinued on or before 7th December 2015 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 development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of the Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.
- 4 All telephone, electricity and mains gas services to the building shall be placed underground.
- 5 The development shall continue to be carried out in compliance with the recommendations and mitigating measures as set out in the ecological report by Devon Wildlife Consultants Report (dated May 2011 and received on 14th July 2011).

Reasons

- 1 To allow sufficient time for the agricultural enterprise to become established in accordance with the relevant Planning Policy guidance.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the erection of new dwellings without special agricultural/occupational justification. A temporary consent will allow time to establish the relocated business at Orchard Hayes Farm.
- 4 In order to safeguard the visual amenity and landscape character of the area having regard to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 In the interests of ensuring the protection of wildlife species and having regard to the provisions of the Wildlife and Countryside Act 1991 and the EC Habitats Directive 1994, and in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The application seeks a variation of Condition 1 of planning permission 11/01080/FULL. This consent related to the relocation/establishment of a new dairy farm business being established by the applicants at Orchard Hayes Farm (separately approved under 11/01075/MFUL) and allowed for the siting and location of a mobile home to serve the new farm unit. This application, therefore, seeks a one-year extension to the current temporary planning consent, and which additional time would allow the applicants to be able to produce three years of accounts for the new dairy business and thereby demonstrate its economic sustainability in the longer term. In all other respects, there are no changes to the material planning considerations relating to this scheme, and as originally considered under 11/01080/FULL. The application continues to meet with the requirements as set out under DM10 of the Local Plan Part 3 (Development Management Policies). It is therefore recommend a grant of temporary consent for an additional one year period. The proposal remains in accordance with Policies COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM10 of the Local Plan Part 3 (Development Management Policies) and Government policy guidance as set out in the National Planning Policy Framework. It is therefore recommended as a grant of conditional consent.

14/01996/FULL	The Grange Coldridge Crediton Devon EX17 6AY	Application to allow existing commenced planning permission 06/02512/FULL for 4 dwellings to 3 dwellings (revised scheme)	PERMIT	DEL	09/02/2015
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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 The hard and soft landscape works to the open areas of the site shall be implemented in accordance with details as shown on the approved plan (drawing no: 1307-2-02).The planting scheme as shown on the approved plan shall be completely carried out during the first planting season following substantial completion of the development. For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained, and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority. Thereafter the planting shall be so retained, unless the written consent of the Local Planning Authority is given for any variation.
- 4 The new windows hereby approved shall be 'Evolution Manufacturing Ltd Evolution Range (flush Fit)' only and shall be of traditional design with casements fitting flush with the frame. Once fitted these windows shall be so retained. No substitutions will be permitted unless first submitted to the Local Planning Authority for approval in writing.
- 5 All windows on the road (north) elevation facing Easington Lane shall be obscure glazed and thereafter be so retained.
- 6 All soil pipes shall be provided within the building.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any subsequent Order amending or revoking and re-enacting that Order): (i) there shall be no addition or extension to the dwelling (including the insertion of dormer windows or chimneys); (ii) there shall be no further building, structure or other enclosure constructed or placed on the site; (iii) no additional window or other opening, including rooflights, shall be made in any elevation or roof slope; unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.
- 8 The area allocated for parking as shown on the approved plan (drawing no: 1307-2-02) shall be properly consolidated, surfaced and drained before the dwellings hereby approved are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.
- 9 The approval of condition 13 to 06/02512/Full as set out in letter dated 16th November 2009 shall be adhered to in all respects with regard to the provision of Barn Owl nest boxes. Such provision shall be made prior to occupation of the buildings and thereafter be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 10 None of the dwellings hereby approved shall be occupied until the details of a refuse store and area/facilities for storing of recyclable materials have been submitted to and approved in writing by the local authority, and then be provided in accordance with the approved details. Thereafter, all refuse and recyclable materials associated with the development shall be stored within this dedicated store/area as shown on the approved plans.

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 visual amenity of the area, and to ensure that the proposed development does not have an adverse effect on the appearance of the building in accordance with policies DM2 and DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the appearance of the building in accordance with policies DM2 and DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 In the interest of preserving the privacy of occupiers of the adjacent dwellings in accordance with policies DM2 and DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard appearance of the buildings.
- 7 In order to safeguard the character, appearance and setting of the building to be converted in accordance with policies DM2 and DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure adequate on-site parking facilities are provided for vehicles attracted to the development in accordance with policy DM8 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To ensure adequate provision is made for the roosting/breeding of Barn Owls.
- 10 To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policies DM2 and DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The planning application scheme to allow the revised layout for 3 dwellings (instead of 4 as approved 06/02512/FULL) with minor external alterations to the approved scheme, is considered acceptable in design terms and how it would affect the appearance of the property and the overall character of this part of the Coldridge countryside. Furthermore it is not considered that the proposed alterations will harm the privacy or amenity of the occupiers of another dwelling subject to the conditions as recommended. As such the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM1, DM2, DM8, DM11 and DM15 of Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02006/FULL	Burridge Farm Sandford Crediton Devon EX17 4EL	Variation of condition (4) of planning permission 14/00912/FULL in relation to the permission being restricted solely for the benefit of Crediton Care & Support Homes Ltd	PERMIT	DEL	11/02/2015

Conditions

- 1 The date of commencement of this development shall be taken as the 3rd December 2014 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions 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) the premises hereby approved shall be used only as an area to provide day space and life skills teaching along with occasional overnight stays and not as a main, primary or permanent residential dwelling and not for any other use falling within Class C2 of the Use of Classes Order 1987 (as amended) without the grant of an additional planning permission.
- 4 Prior to installation, details are to be provided of the type, style and colour of all windows and doors to be installed, 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/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 5 No exterior lighting shall be placed within the site unless an application in that regard is first submitted to and approved in writing by, the Local Planning Authority.
- 6 All residue materials resulting from the demolition of the 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 order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To accord with the submitted details and in order to control the nature and character of the development given its rural location, and to minimise the volume of, traffic attracted to the site having regard to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM7 and DM20 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and the character of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To minimise the effects of light pollution and resulting loss of amenity given its rural location and resulting loss of amenity have regard to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM7 and DM21 of the Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the character and appearance of the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan 1) and Policy DM2 of the Mid Devon Local Plan (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application relates to a removal of Condition 4 which presently specifically limits the use of a replacement building within the curtilage of Credition Care and Support Homes Ltd, a residential care home located within an area of open countryside. The removal of the restrictive personal use condition will cause no change to the overall nature of the development nor otherwise lead to any other adverse planning impacts and which are otherwise reasonably and necessarily controlled by separate conditions. It is considered that the use of the buildings and land for C2 residential care home purposes sufficiently accords with Policies COR1, COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8 and DM20 of the Local Plan Part 3 (Development Management Policies) and Government guidance as set out in National Planning Policy Framework. It is therefore recommended a grant of conditional consent.

14/02007/FULL	Burridge Farm Sandford Crediton Devon EX17 4EL	Removal of Condition 4 of Planning Permission 13/00783/FULL in relation to the permission being restricted solely for the benefit of Credition Care & Support Homes Ltd	PERMIT	DEL	11/02/2015
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Conditions

- 1 The date of commencement of this development shall be taken as the 3rd December 2014 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions 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) the premises hereby approved shall be used as a residential care home only and not for any other use falling within Class C2 of the Use Classes Order 1987 (as amended) without the grant of additional planning permission.
- 4 The residential care home hereby approved shall provide accommodation for seven adults only at any one time on a permanent care basis.
- 5 No exterior lighting shall be placed within the site unless an application in that regard is first submitted to and approved in writing by, the Local Planning Authority.
- 6 The parking and turning facilities shall be provided, and thereafter so retained, as shown in the approved Drawing No. 985/2b, showing an arrangement for 8 no. car parking spaces, as set out in the Local Planning Authority discharge of condition letter dated 3rd April 2014, relating to planning consent 13/00783/FULL.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To accord with the submitted details and in order to control the nature and character of the development given its rural location, and to minimise the volume of, traffic attracted to the site having regard to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM7 and DM20 of the Local Plan Part 3 (Development Management Policies).
- 4 To accord with the submitted details and in order to control the nature and character of the development given its rural location, and to minimise the volume of traffic attracted to the site having regard to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM7 and DM21 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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5 To minimise the effects of light pollution and resulting loss of amenity given its rural location and resulting loss of amenity have regard to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM7 and DM21 of the Local Plan Part 3 (Development Management Policies).

6 To ensure that adequate on-site facilities are available, and retained, for traffic attracted to the site in accordance with policy DM8 of Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

Reasons

The application relates to a removal of Condition 4 which presently specifically limits the use of the land and premises to Crediton Care and Support Homes Ltd, located within an area of open countryside. The removal of the restrictive personal use condition will cause no change to the overall nature of the development nor otherwise lead to any other adverse planning impacts and which are otherwise reasonably and necessarily controlled by separate conditions. It is considered that the use of the buildings and land for C2 residential care home purposes sufficiently accords with Policies COR4, COR9, COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM7, DM8 and DM20 of the Local Plan Part 3 (Development Management Policies) and Government guidance as set out in National Planning Policy Framework. It is therefore recommended a grant of conditional consent.

14/02034/TPO	1 Chains Road Sampford Peverell Tiverton Devon EX16 7BL	Application to pollard 1 Horse Chestnut protected by Tree Preservation Order 1958/3	PERMIT	DEL	09/02/2015
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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) Re pollard back to original topping points, leaving a 1ft live stump on larger limbs (those over 60mm diameter) to allow re growth. Maintain a portion of the lower crown to ensure some leaf coverage, reduce the lower crown limbs by 1-2 metres.

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.

Reasons

The works proposed to pollard 1 Horse Chestnut protected by a Tree Preservation Order to the original topping points is considered to be sufficiently arboriculturally 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02069/PNCOU	Three Corner Moor Neopardy Crediton Devon EX17 5HJ	Prior approval for the change of use of agricultural building to 2 dwellinghouses under use class MB(b)	APA	DEL	10/02/2015

Reasons

- 1 The proposed change of use of the building into two dwellings as shown on the approved plans accords with the requirements of Class MB (a) - (g), (h), (i), and MB (b) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.

14/02088/PNCOU	Land and Buildings at NGR 289518 107859 (Brindiwell Hill) Cheriton Fitzpaine Devon	Prior notification for the change of use of agricultural building to dwelling under Class MB(a)	PDA	DEL	13/02/2015
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Conditions

- 1 The adjacent Hay Barn will be removed in its entirety from the land prior to any work or development is commenced in connection with converting the prior approval building as set out in this prior notification for the change of use of one agricultural building to one dwelling under Class MB(a)

Reasons

- 1 The proposed change of use of the building to a dwelling as shown on the approved plans accords with the requirements of Class MB (a) (criteria a, b, c, d, e, f, j, k, l, m) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Reasons

- 1 The location of the hay barn in close proximity to this prior notification for the change of use of one agricultural building to one dwelling under Class MB(a) is considered to be impractical or undesirable for residential use, if this building is not removed.

14/02091/PNCOU	Land and Buildings at NGR 310173 115170 (Woodgate) Culmstock Devon	Prior notification for the change of use of agricultural building to 2 dwellings under Class MB (a)	PDA	DEL	11/02/2015
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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 (a) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.

14/02093/FULL	Rose Cottage Shute Shobrooke Crediton Devon EX17 1BW	Erection of two-storey rear extension and single storey side extension	PERMIT	DEL	10/02/2015
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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.

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.

Reasons

The application scheme is for the erection of a two storey extension and a single storey extension to this semi-detached property located within the open countryside. The scale of the proposed extensions presents a reasonable addition to the host property, but given the siting and design of the application scheme the proposals are considered to be acceptable and would not detract from the character and appearance of the host dwelling. The property has a large curtilage and it is not considered that the proposal would result in over development of the curtilage. The two storey rear extension would project by 3.9m but is set back from the party boundary which assists the relationship with the adjoining property. Overall it is considered that the application scheme would not have a significant adverse impact in terms of loss of light, overlooking or loss of privacy to the neighbouring property. The application scheme is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

14/02100/LBC	Silver Street Farm Prescott Uffculme Cullompton Devon EX15 3BA	Listed Building Consent for internal and external works including installation of replacement front door, 3 windows and 1 extended window	PERMIT	DEL	11/02/2015
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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 Notwithstanding Condition 1 above, the replacement of the unauthorised front door with the approved front door shall be carried out within 6 months of the date of this decision.

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 address the harm arising from the unauthorised front door currently in situ.

Reasons

The retention of the unauthorised drawing room floor, proposed remedial works to replace the unauthorised door and proposed new works are considered to be acceptable and in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 132 and 134 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02105/PNCOU	Land at NGR 288029 108621 West Upham Cheriton Fitzpaine Devon	Prior notification for the change of use of agricultural building to a dwelling under Class MB (a)	APA	DEL	10/02/2015
Reasons					
1 The proposed change of use of the building to a dwelling as shown on the approved plans accords with the requirements of Class MB (a) (criteria a, b, c, d, e, f, j, k, l, m) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).					
14/02106/CLP	Land at NGR 278044 96596 (The Cleve) Woodland Head Yeoford Devon	Certificate of lawfulness for a proposed development for the conversion of an existing barn to residential dwelling and associated building operations	REFUSE	DEL	09/02/2015
Reasons					
1 The Local Planning Authority does not consider that the 56 days following the date on which the application was received by the Local Planning Authority expired prior to the Local Planning Authority notifying the applicant that the prior approval was refused. Therefore the provisions of paragraph N (9) (c) of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 are not applicable.					
2 The Local Planning Authority considers that the applicant has provided insufficient information to demonstrate that on the balance of probabilities, the building was solely in agricultural use as part of an established agricultural unit on 20th March 2013, therefore the development would not be permitted development and would not accord with Class MB, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014.					
14/02108/PNCOU	Land at NGR 301333 116379 South West of Stoney Lane Cross Uplowman Devon	Prior notification for the change of use of an agricultural building to dwellinghouse under use class MB(a)	APA	DEL	12/02/2015
Reasons					
1 The proposed change of use of the building into one dwelling (C3) as shown on the submitted Location Plan 1:1250, received 18th December amounts to permitted development under Class MB (a) of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) Order 2014. No further prior approval is required.					
14/02114/PNCOU	Land and Buildings at NGR 292308 122024 (Wonham Farm) Bampton Devon	Prior notification for the change of use of an agricultural building to dwellinghouse under use class MB(a)	PDA	DEL	09/02/2015
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.					

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02121/FULL	23 Olympian Way Cullompton Devon EX15 1GB	Erection of two-storey rear extension	PERMIT	DEL	12/02/2015

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

14/02138/ADVERT	Tesco Express Unit 1 Macs Neighbourhood Centre Lea Road Tiverton Devon EX16 6SU	Advertisement Consent to display 1 illuminated and 2 non-illuminated fascia signs, 1 illuminated projecting sign, 1 non-illuminated pole mounted sign, 5 window graphics/transfers and 1 other sign	PERMIT	DEL	11/02/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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