

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01727/FULL	Barton Barn Leigh Barton Silverton Exeter Devon EX5 4DA	Erection of single storey extension	PERMIT	COMM	18/02/2015

## 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 flue(s) hereby approved shall be painted with a matt black finish where they are on the outside of the building and shall be so retained.
- 4 No development shall begin until details 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.
- 5 No development shall begin until working details of the new external doors/door frames/windows and rooflights, including profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows and rooflights shall be in accordance with these approved details, and be so retained.

## Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials are appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM13.
- 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: Local Plan Part 3 (Development Management Policies) DM2 and DM13.
- 5 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: Local Plan Part 3 (Development Management Policies) DM2 and DM13.

## Reasons

The impact of the proposal is not sufficient to warrant refusal of the application and it is not detrimental having regard to the following policies: COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM13 of the Local Plan Part 3 (Development Management Policies).

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01764/LBC	Land and Buildings at NGR 296696 114836 (Old Cider Barn) Chettiscombe Devon	Listed Building Consent for conversion of existing barn to a nursery for young children	PERMIT	DEL	18/02/2015

#### Reasons

The proposed works will cause less than substantial harm to the curtilage listed building, the main listed building and its setting. That harm is considered to be outweighed by the reuse of an otherwise underused farm building and the public benefit of the provision of the nursery facility. It is further mitigated by good design and appropriate detailing. 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.

14/01772/FULL	12 The Square Uffculme Cullompton Devon EX15 3AA	Change of use from shop (Use Class A1) to additional ancillary accommodation (Use Class C3)	PERMIT	DEL	18/02/2015
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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 change of use from a shop (A1) to additional ancillary accommodation (C3) is not considered to result in the loss of a community facility due to the relocation of the Post Office, or result in the unacceptable loss of employment land due to no reasonable prospect of the site being used for employment purposes due to the site having been redundant for a considerable period of time; as such the proposal is in accordance of DM21 and DM25 of the Local Plan Part 3 (Development Management Policies). In addition the creation of ancillary residential accommodation is supported by policy DM13. The site is located within a Conservation Area. It is considered that bringing the site back into use and repairing the existing shop frontage will have a positive impact upon the character or appearance of the Conservation Area and therefore complies with policy DM27 of the Local Plan Part 3 (Development Management Policies).

14/01778/FULL	Land and Buildings at NGR 308268 107308 Orway Crescent Kentisbeare Devon	Change of use of land from agriculture to holiday caravan site	PERMIT	DEL	17/02/2015
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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
3		All planting comprised in the approved details of landscaping as shown on the submitted plans PP500 Proposed Landscaping Plan, shall be carried out within 9 months of the substantial completion of the development, and any trees or plants which within a period of five years from the implementation of the scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.			
4		This permission shall only authorise the use of the application site for the stationing thereon of a maximum of three static caravans 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).			
5		Holiday occupancy (Government tourism good practice guide) (i)the caravans shall be occupied for holiday purposes only. (ii)the caravans 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 individual caravans on the site, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority			

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM29 of the Local Plan Part 3 (Development Management Policies).
- 4 To restrict the scope of this permission in accordance with COR 18 of the Mid Devon Core Strategy (Local Plan Part 1), DM24 of the Local Plan Part 3 (Development Management Policies), and to safeguard the local road network from an unacceptable increase in traffic, the character and amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM29 of the Local Plan Part 3 (Development Management Policies)
- 5 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM24 of the Local Plan Part 3 (Development Management Policies).

### Reasons

The proposed change of use of land at Orway Crescent Farm, Kentisbeare, from agricultural to a holiday caravan site for the siting of three holiday units falling within the definition of a caravan, is considered to be sufficiently justified in this countryside location, and is not considered to have an unacceptable impact on the local road network due to the replacement of the previous farm use. By virtue of its scale and location the proposal is not considered to harm the privacy or amenity of the occupiers of neighbouring properties, in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies). The proposal will respect the character and appearance of the location, will create rural employment opportunities, will involve the replacement of existing buildings, and it has been demonstrated that the need is not met by existing provision within nearby settlements, in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM20 and DM24 of the Local Plan Part 3 (Development Management Policies). In addition, sufficient parking will be provided on site in accordance with policy DM8 of the Local Plan Part 3 (Development Management Policies). The site is located within the Blackdown Hills Area of Outstanding Natural Beauty, but due to the topography of the surrounding land and the screening proposed in the approved landscaping scheme, the development is not considered to detract from its character, appearance or other aspects of its natural beauty, and therefore complies with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM29 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01780/MFUL	Land and Buildings at NGR 308268 107308 Orway Crescent Farm Kentsisbeare Devon	Erection of replacement equestrian arena (1711sqm) and erection of extension to existing stable block	PERMIT	DEL	16/02/2015

### 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 All planting comprised in the approved details of landscaping as shown on the submitted plans PP500 Proposed Landscaping Plan, shall be carried out within 9 months of the substantial completion of the development, and any trees or plants which within a period of five years from the implementation of the scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 4 The permission hereby granted shall not allow the use of any part of the site for DIY liveries and/or for any open competitions.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development 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).
- 4 In order to safeguard the local road network from an unacceptable increase in traffic movements as a result of the development, in accordance with Policy DM23 of the Local Plan Part 3 (Development Management Policies).

### Reasons

The proposed erection of a replacement equestrian arena, extension to the existing stable block and erection of a horse walker and round pen, are considered to be well integrated with their surroundings, being of appropriate location, scale, design and materials so as not to harm the character of the landscape or the rural area, in accordance with policies DM2 and DM23 of the Local Plan Part 3 (Development Management Policies). The proposals are located a suitable distance away from neighbouring properties and will be well screened by the proposed landscaping, as such the proposals are not considered to harm the amenity of nearby residents in accordance with DM2 and DM23. The proposal will create rural employment opportunities, and will involve the replacement of existing buildings in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM20 of the Local Plan Part 3 (Development Management Policies). In addition, sufficient parking will be provided on site in accordance with policy DM8 of the Local Plan Part 3 (Development Management Policies). The site is located within the Blackdown Hills Area of Outstanding Natural Beauty, but due to the topography of the surrounding land and the screening proposed in the approved landscaping scheme, the development is not considered to detract from its character, appearance or other aspects of its natural beauty, and therefore complies with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM29 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01791/LBC	5 Newcourt Road Silverton Exeter Devon EX5 4HR	Listed Building Consent for the replacement of 1 ground floor window to rear	PERMIT		18/02/2015

#### Conditions

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

#### Reasons

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

#### Reasons

The proposed works will not cause harm to the listed building but will improve its visual appearance. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be approved.

14/01852/FULL	Langford Park Nursing Home Langford Road Langford Newton St Cyres Exeter Devon EX5 5AG	Variation of condition (2) of planning permission 11/01355/FULL to allow the substitution of previously approved plans	PERMIT	DEL	18/02/2015
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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 materials to be used for all the external surfaces of the building shall be as approved by the Local Planning Authority (LPA) in its discharge of condition letter of 12th December 2014 in respect of application 11/01355/FULL.
- 4 The roof covering of the development hereby permitted shall be of natural slate, as approved by the LPA in its discharge of condition letter of 12th December 2014 in respect of application 11/01355/FULL. Such approved slate shall be so used and retained.
- 5 The external brickwork surface of the existing building to be converted shall be retained as existing and where necessary, repaired and/or renewed with material that match the colour, texture and external appearance of the existing building.
- 6 All rainwater goods shall be of cast iron, or other metal, the final finish of which shall be agreed in writing by the LPA before installation, and shall be so retained.
- 7 The works shall be carried out in accordance with the Schedule of Works previously approved by the LPA its discharge of condition letter of 12th December 2014 in respect of application 11/01355/FULL. Such works shall include measures to support 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 schedule shall be strictly adhered to during the conversion works.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		The development hereby approved shall be used for activities associated with the operation of Langford Park Nursing Home (Use Class C2) only and for no other purpose or use.			
9		The development shall be carried out in compliance with the recommendation and mitigating measures as set out in the ecological report by George Bemment Associates, dated June 2011, and as received on 25th August 2011 in respect of application 11/013555/FULL			

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area character and appearance of the traditional rural building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of material appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the traditional rural building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 5 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 traditional rural building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 6 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 traditional rural building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 8 For the avoidance of doubt and to concur with the nature of the application having regard to the submitted details: the LPA wish to remain control in order to ensure that the uses of the building will be compatible with its countryside location and having regard to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM20 of the Local Plan Part 3 (Development Management Policies).
- 9 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).

#### Reasons

The current proposal is acceptable in that revised designs of the Residential Nursing Home outbuilding are considered to be acceptable and not to harm character of the rural area. The revised scheme will ensure that the proposed extension/development works now more fully meet with the caring standards needed to cater for residents suffering from dementia. There remains a shortage of such establishments able to satisfactorily cater for such needs. All other aspects of the development remain the same and adequate access, visibility, parking, turning and amenity space has been retained. The development is not considered to increase the potential for loss of privacy or amenity for any neighbouring occupiers. The proposal is considered to continue to comply with the requirements of relevant Policies: COR1, COR2, COR7 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM11 and DM20 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01886/FULL	3 Exon Buildings Exeter Road Cullompton Devon EX15 1DU	Erection of single storey extension	PERMIT	DEL	18/02/2015

#### 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 single storey 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 National Planning Policy Framework.

14/01918/FULL	Land at NGR 303826 111652 Muxbeare Lane Willand Devon	Change of use of agricultural land to form 1 traveller pitch, utility block and creation of new visibility splay	PERMIT	COMM	16/02/2015
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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 approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 4 No other part of the development shall be commenced until the access, parking and turning areas have been provided in accordance with details that shall previously been submitted to, and been approved in writing by the Local Planning Authority. Such details shall include a timeframe for provision, details of the gradient of the access, surfacing and drainage.
- 5 No development shall take place 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 (including any gates and gate piers) 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 other development shall begin until the visibility splays shown on the approved plans have been constructed in accordance with the details required by condition 5. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level, and such visibility splays shall be retained.

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- 7 The surface water drainage of the access, visibility splays, turning and parking shall be designed to prevent the discharge of surface water onto any highway.
- 8 The foul and surface water drainage details submitted shall be implemented in full and be operational prior to the first occupation of the site for the permitted purposes and thereafter be retained.
- 9 The site shall not be occupied by any persons other than gypsies and travellers as defined in annex 1 of DCLG 'Planning Policy for Traveller Sites' as follows: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- 10 This permission shall provide only for one gypsy and traveller pitch to be occupied by a single family unit. No more than 2 caravan(s), (of which no more than one shall be a static caravan or mobile home) as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time.

**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 given its location in the open countryside and to mitigate the visual impact of the development so as to minimise any visual harm arising, in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies) .
- 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 DM2 (criterion d) Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and amenities of the area given its location in the open countryside.
- 6 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).
- 7 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 8 To ensure the provision of adequate foul and surface water drainage arrangements for the site, in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies) .
- 9 To concur with the nature of the application to ensure that the site meets the needs of only bona fide gypsies and travellers in accordance with government guidance.
- 10 For the avoidance of doubt and to concur with the nature of this application having regard to the submitted details and to minimise the visual impact of the development.



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**Reasons**

It has been demonstrated that the applicant meets with the definition of a Gypsy and Traveller and that they have a need for appropriate accommodation. The application site is close to the defined settlement limits of the village of Willand, where a range of facilities and services can be accessed. The site is also within a reasonable distance of medical facilities available in Tiverton and schools in Uffculme and Cullompton. Having regard to all representations and consultation responses received, the proposal will not cause demonstrable harm to the privacy or amenity of any neighbouring dwellings and will not exacerbate existing drainage issues in the locality as subject to conditions, appropriate drainage arrangements are proposed. The development of the site necessitates the provision of an altered access which will result in harm to visual amenity, however this harm can be partially mitigated through appropriate landscaping and the needs of the applicant to have an appropriate pitch on which to reside is considered to outweigh the harm caused. Taking into account all material considerations the application meets with the requirements of policies COR1, COR9, COR12 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), AL/DE/7 of Allocations and Infrastructure Development Plan Document and DM2 of Local Plan Part 3 (Development Management Policies).

14/01932/MFUL	Land at NGR 307922 118303 (Wiseburrow Farm) Burllescombe Devon	Installation of a ground-mounted photovoltaic solar farm to generate up to 6MW of power (site area 11ha) with associated infrastructure including inverter cabins, sub station buildings, access tracks, fencing and CCTV	REFUSE	COMM	18/02/2015
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**Reasons**

- In the opinion of the Local Planning Authority insufficient information has been submitted with the application to adequately demonstrate the visual and landscape impact of the proposed development. In particular, there are a number of public footpaths to the north and west of the site, including the Grand Western Canal Country Park and Conservation Area and there appears to be a limited assessment of the impact of the development from these public vantage points; there appears to be no assessment as to the impact on listed buildings and the specific impact on the nearest properties should be considered individually. The landscape and visual impact of the proposal is a material consideration but insufficient information has been received to enable the Local Planning Authority to conclude whether or not the development will have a significant adverse impact on the visual and landscape character of the area contrary to Policies COR2 and COR5 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM5 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

14/01981/ADVERT	Land at NGR 294757 113622 (East of Farleigh Meadows) Lower Washfield Devon	Advertisement Consent to display a freestanding sign	PERMIT	DEL	18/02/2015
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**Conditions**

- 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.
  - 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.
  - 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.
  - 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.
  - 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.

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**Reasons**

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

**Reasons**

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

<b>14/01984/MFUL</b>	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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01997/FULL	Fraser Anti-Static Techniques Ltd Unit C Scotts Business Park Woodland Close Bampton Tiverton Devon EX16 9FD	Erection of extension to business unit	PERMIT	DEL	16/02/2015

### 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 begin until an investigation and risk assessment has been completed in accordance with a scheme to assess the nature and extent of any contamination on site, whether or not it originates on site. The contents of the scheme shall be subject to the prior approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of the contamination (ii) an assessment of the potential risks to - Human health -Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes -Adjoining land -Groundwaters and surface waters -Ecological systems -Archaeological sites and ancient monuments (iii) an appraisal of remedial options and proposal of the preferred option(s). This shall be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.
- 4 No development shall begin until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment, has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 5 The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out and the requirements for longer-term monitoring of pollution linkages, maintenance and arrangements for contingency action, shall be produced and approved in writing of the Local Planning Authority.
- 6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 5.
- 7 The development hereby permitted shall not be occupied until the site access road, parking and turning areas (including the lorry space), have been hardened, surfaced, drained and maintained in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority. Once provided, such approved facilities shall be so retained.
- 8 The materials used for the external surfaces of the building shall match those of the existing building on the site.
- 9 The extension shall be used for light industrial purposes only as defined in Class B1 to the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order.
- 10 Use of the extension shall only take place between the hours of 0700 and 1900 Monday to Friday and 0700 and 1300 Saturdays and not at any time on Sundays and Bank Holidays.

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

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those of controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with policies DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those of controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with policies DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those of controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with policies DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those of controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with policies DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 In the interests of highway safety in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 8 To safeguard the visual amenities of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the amenities of the occupiers of nearby dwellings in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 10 To safeguard the amenities of the occupiers of nearby dwellings in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The current proposal is acceptable in that, subject to an appropriate land contamination risk assessment and remediation, the extension of an existing employment unit is considered to be acceptable. The development is considered to be appropriately scaled and designed for its proposed use and location and the relocated car parking area is considered to be adequate to serve the extended industrial building. Subject to conditions relating to use and working hours as imposed on the original planning permission for the site, the development is not considered to harm the living conditions of neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: COR4 and COR16 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM7 and DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies).

14/02067/LBC	Mallards 3 - 4 Lowman Green Tiverton Devon EX16 4LA	Listed Building Consent for the installation of 3 replacement windows to the front elevation	PERMIT	DEL	16/02/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 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 windows hereby approved shall have a painted finish.
- 4 The window spacers shall be white or black, and not silver in colour.
- 5 In the event of any applied glazing bar failing, it shall be immediately replaced with a glazing bar of the same design.

**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 In order to safeguard the character and appearance of the listed building in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 In order to safeguard the character and appearance of the listed building in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 In order to safeguard the character and appearance of the listed building in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed works will not cause harm to the listed building. 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 and should be permitted.

14/02073/FULL	Pitt Farm Cadbury Exeter Devon EX5 5QE	Retention of domestic oil tank	PERMIT	DEL	19/02/2015
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**Conditions**

- 1 The date of commencement of this development shall be taken as 20th January 2015, when the Local Planning Authority undertook a site visit to the application.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 A timber trellis as indicated on drawing reference number GH/rawlings/01 01/a, shall be erected on the North, East and South of the oil tank to a height no lower than 1.8 metres. The construction of the trellis shall be completed within one year of planning approval, and shall be so retained.

**Reasons**

- 1 In order to establish a legal commencement date for the development to enable the application to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

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

The retention of an existing oil tank, including a proposed 1.8 metre trellis screen, by virtue of their scale, massing, design and location, are not considered to harm the amenity of the occupiers of neighbouring properties, the future amenities and services of the associated dwelling or the character and appearance of the listed building and its setting. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and Parts 3 and 7 of the National Planning Policy Framework.

14/02074/LBC	Pitt Farm Cadbury Exeter Devon EX5 5QE	Listed Building Consent for the installation of a domestic oil tank	PERMIT	DEL	19/02/2015
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#### Conditions

- 1 The date of commencement of this development shall be taken as 20th January 2015, when the Local Planning Authority undertook a site visit to the application.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 A timber trellis as indicated on drawing reference number GH/rawlings/01 01a, shall be erected on the North, East and South of the oil tank to a height no lower than 1.8 metres. The construction of the trellis shall be completed within one year of planning approval, and shall be so retained.

#### Reasons

- 1 In order to establish a legal commencement date for the development to enable the application to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The development affects a Listed Building. The development is not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies 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 Part 12 of the National Planning Policy Framework.

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).



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

<b>14/02112/PNCOU</b>	Lower Burrow Coombe Stockleigh Pomeroy Crediton Devon EX17 4JS	Prior notification for the change of use of an agricultural building to dwellinghouse under use class MB(a)	RPA	DEL	16/02/2015
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**Reasons**

- 1 The proposed development would not accord with all the relevant provisos contained in Paragraphs MB.2 (a) transport and highways impacts of the development. The existing access onto the highway is substandard in either direction.
- 2 The proposal does not comply with all the restrictions set out in Class MB.2 (a), (b) and (e) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in that given the proposed siting and location of the building within an existing farmyard and given the existing means of access it is not considered desirable to allow a change of use from an agricultural use to a dwelling house given the highway safety concerns that would arise for future occupiers of the dwelling and other users of the highway, and the impacts of living within an active farmyard.

<b>14/02120/FULL</b>	Westlake Blundells Road Tiverton Devon EX16 4DW	Erection of an extensions and internal alterations	PERMIT	DEL	20/02/2015
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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 current proposal is acceptable in that the design, scale and massing of the extension is considered to complement the existing building and not to harm the visual amenities of the area or the character and appearance of the conservation area. In addition, the building is well within the school grounds and is not considered to have any material effects on neighbouring uses. The proposal is considered to comply with the requirements of relevant policies: DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02125/FULL	Land at NGR 296206 114223 (Chettiscombe) And Knightshayes Park Tiverton	Retention of the improvement to the existing access and formation of new access	PERMIT	DEL	17/02/2015

### 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 access hereby permitted shall be brought into its permitted use until the relevant site access has been surfaced and hardened in a bound material for a distance of not less than 6 metres back from its junction with the public highway in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. Once provided, each access hereby approved shall be maintained permanently in accordance with the approved details.
- 4 No access hereby permitted shall be brought into its permitted use until the relevant site access has been provided with drainage to ensure that no surface water drains onto the public highway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. Once provided, each access hereby approved shall be maintained permanently in accordance with the approved details.
- 5 The access and visibility splays shown on drawing number 04792-PHL-01 shall be constructed and made available for use before it is used in respect of the Mid Devon Show. There shall be no obstruction to visibility within the visibility splays over 600mm above the adjoining road level and such visibility splays shall be so retained.
- 6 The access and visibility splays on the western side of Chettiscombe Road shown on drawing number 04792-PHL-02D shall be constructed and made available for use before it is used in respect of the Mid Devon Show. There shall be no obstruction to visibility within the visibility splays over 600mm above the adjoining road level and such visibility splays shall be so retained. The use of the access for purposes other than for agriculture shall be restricted to its use in connection with the Mid Devon Show and only used for such purpose during the period over which the Mid Devon Show operates and shall be stewarded at all times whilst in use for the Mid Devon Show.
- 7 The access on the eastern side of Chettiscombe Road shown on drawing number 04792-PHL-02D shall be restricted to use in connection with the Mid Devon Show and only used for such purpose during the period over which the Mid Devon Show operates and shall be stewarded at all times whilst in use for the Mid Devon Show.. At all other times, the access shall be made unavailable for use in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 8 No earthworks or other development in respect of the access on the western side of Chettiscombe Road shown on drawing number 04792-PHL-02D shall begin until an Arboricultural Method Statement and Tree Protection Plan in respect of the trees within the development area has been submitted to and approved in writing by the Local Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to at all times.
- 9 Before installation, details of any gates and fences to be provided shall be submitted to and approved in writing by the Local Planning Authority. Only such approved gates and fences shall be installed and shall be permanently retained.
- 10 The development shall be carried out strictly in accordance with the recommendations detailed in the Conservation Action Statement set out within the Preliminary Ecological Appraisal Report by Blackdown Environmental dated 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 prevent mud and other debris being carried onto the public highway, to ensure that the use of the access does not have an unacceptable impact on highway safety, and to safeguard the setting of Knightshayes Registered Park and Garden, in accordance with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To prevent mud and other debris being carried onto the public highway and to ensure that the use of the access does not have an unacceptable impact on highway safety in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
5		To ensure that use of the access does not have an unacceptable impact on highway safety in accordance with National Planning Policy Framework.			
6		To ensure that use of the access does not have an unacceptable impact on highway safety in accordance with National Planning Policy Framework.			
7		To ensure that use of the access does not have an unacceptable impact on highway safety in accordance with National Planning Policy Framework.			
8		To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3: (Development Management Policies).			
9		To safeguard the setting of Knightshayes Registered Park and Garden in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
10		To ensure the adequate protection of species and habitats that may be affected by the development in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework			

#### Reasons

The current proposal is acceptable in that, subject to conditions, it is not considered that the provision of the accesses would harm the environment, protected species or the setting of the Chettiscombe conservation area and the Grade II\* Knightshayes registered park and garden. Subject to conditions restricting the use of two of the accesses, it is not considered that the development would harm highway safety. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM27 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.

<b>14/02142/PNCOU</b>	The Devonshire Stud Preston Farm East Village Devon	Prior notification for the change of use of agricultural building and machinery store to a dwelling under Class MB (a) & (b)	RPA	DEL	17/02/2015
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#### Reasons

- 1 On the balance of probability it is considered by the Local Planning Authority that it has not been satisfactorily demonstrated that the building subject to this application was solely in agricultural use as part of an established agricultural unit for the purpose of a trade or business on or before the 20th 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.

<b>15/00001/FULL</b>	The Old Bakery Shute Shobrooke Crediton Devon EX17 1BW	Erection of an extension and porch	PERMIT	DEL	16/02/2015
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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 additional floor space hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as The Old Bakery), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

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

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In accordance with COR18 of Mid Devon Core Strategy (Local Plan Part 1), as the site is in open countryside and outside of a settlement boundary there is no policy support for a development of a new dwelling in the open countryside.

**Reasons**

The application scheme for the erection of an extension and porch to provide a home office with kitchenette and bathroom facilities is considered to be acceptable. The proposed porch and extension replace existing structures that are in a poor condition. The design and scale of the proposed extension and porch are considered to respect the character and appearance of the host dwelling and provide subservient additions that improve the overall amenity for occupiers of the property. The proposal is not considered to result in over development of the curtilage. It is considered that the proposed extension and porch would not have a significantly adverse impact on the living conditions of occupants of neighbouring properties in terms of loss of light, overlooking or loss of privacy. 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.

<b>15/00010/FULL</b>	Goodiford Mill Farm Kentisbeare Cullompton Devon EX15 2AS	Erection of extension to form double garage	PERMIT	DEL	20/02/2015
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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 side 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, DM8 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

<b>15/00024/TPO</b>	15 Elizabeth Penton Way Bampton Tiverton Devon EX16 9GA	Application to carry out works to 1 Oak tree protected by Tree Preservation Order 94/TP3	PERMIT	DEL	18/02/2015
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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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- 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) Reduce norther side of the tree by approximately 2-3m using approximately 5-10cm diameter pruning cuts. b) Remove major deadwood and tidy previous pruning cuts/stubs. c) Remove the lowest branch on the side of the new property to give 4-5m clearance from the ground.

**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**

Considering the above points, works as set out in the application are unlikely to cause harm to the health of the tree or local amenity. Furthermore, the proposed works are likely to result in the safety of the tree becoming enhanced, and the conflict of the tree with the neighbouring property reduced.

15/00026/FULL	Mardale Copplestone Crediton Devon EX17 5LF	Erection of replacement conservatory	PERMIT	DEL	18/02/2015
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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 application scheme for the erection of a replacement conservatory to the rear of this detached dwelling within the open countryside is considered to be acceptable. The scale, design and material palette is considered to respect the character and appearance of the existing house. The dwelling is large and has been previously extended, however the proposed conservatory occupies a similar footprint to that which it is replacing, it is therefore not considered to result in over development of the curtilage. The proposed conservatory, by virtue of its scale and siting is not considered to have a significant adverse impact on the living conditions of occupants of any neighbouring properties. The proposal is therefore considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00027/TPO	The Pines off High Street & Lantern Cottage 1 South Molton Road Bampton Tiverton Devon	Application to carry out works to 2 Scotch Pine Trees protected by Tree Preservation Order 92/00027/TPO	PERMIT	DEL	18/02/2015

#### 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) Crown lift Tree A above the chimney and give 3m clearance above the chimney. b) Tree B crown reduce by 1m the lowest limb where it overhangs the driveway.

#### 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[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

Considering the above points, works as set out in the application are unlikely to cause harm to the health of the trees or local amenity. Furthermore, the proposed works are likely to result in the safety of the trees becoming enhanced.

15/00047/LBC	Whipples Farm Holcombe Rogus Devon TA21 0HQ	Listed Building Consent for installation of 2 replacement windows on North elevation	PERMIT	DEL	18/02/2015
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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 The proposed new windows shall be painted to match the existing windows on the rear elevation within three months of their installation.

#### 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 To ensure a traditional finish in keeping with the appearance of the listed building and in accordance with Policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed replacement window design is considered to be appropriate and acceptable subject to the windows receiving a painted finish. Therefore, the proposal is in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and paragraphs 132 and 134 of the National Planning Policy Framework.

<b>15/00072/CLU</b>	Old House Cottage Frog Street Bampton Tiverton Devon EX16 9NT	Certificate of Lawful development for the use as a separate holiday cottage	PERMIT	DEL	20/02/2015
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**Conditions**

1 In the opinion of the Local Planning Authority, the applicant has demonstrated that on balance of probability, the land has been used as a holiday cottage for a period in excess of ten years.

<b>15/00097/PNAG</b>	Land at NGR 296770 119640 (Marwoods Farm) Cove Devon	Prior notification for the erection of an agricultural livestock building	PDA	DEL	18/02/2015
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**Reasons**

The proposed barn is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the agricultural building, including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.