

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01909/FULL	12 Elmside Willand Cullompton Devon EX15 2RN	Erection of a single storey extension (Revised Scheme)	PERMIT	DEL	27/02/2015

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 side extensions by virtue of their scale, massing, design and location are 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.

14/02022/TPO	11 Hanover Gardens Cullompton Devon EX15 1XA	Application to remove 1 Beech tree and reduce crown by 1.5m of 1 Beech tree protected by Tree Preservation Order 83/00003/TPO	SPLIT	DEL	27/02/2015
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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) Crown reduction of the entire crown of multi-stemmed Beech tree by up to 1.5 metres, no pruning cuts will exceed 100mm diameter.

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.

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3		To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.			

Reasons

The crown reduction of up to 1.5 metres is considered to be sufficiently justified and will both preserve the continued contribution of the tree to the local character and amenity, whilst enabling such works as are required to manage the trees in accordance with best arboricultural practice.

14/02047/FULL	Age UK Mid Devon Haven Centre Broad Lane Tiverton Devon EX16 5HE	Erection of conservatory	PERMIT	DEL	06/03/2015
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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 is that the conservatory is considered to be acceptably scaled and designed for its use and location and is not considered to have a materially negative effect on the privacy or amenity of any neighbouring uses, on the level of parking provision at the site or on flood risk on the site or in the area. The proposal is considered to comply with the requirements of relevant policies: COR11 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM25 of the Local Plan Part 3 (Development Management Policies).

14/02099/ARM	Land Rear of 1- 4 Station Terrace Coplestone Crediton Devon EX17 5NF	Reserved Matters for the erection of 5 dwellings following Outline approval granted under application 12/00109/OUT	PERMIT	DEL	04/03/2015
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans as listed in the schedule on the decision notice, and subject to the requirement of Condition 2 below.
- 2 The colour of the external wall renders to be used on the dwellings shall be first agreed in writing by the Local Planning Authority, prior to its use on the buildings hereby approved.
- 3 The development shall be undertaken in accordance with the Method of Construction and Site Management plan as submitted on 15 December 2014 and hereby approved.
- 4 None of the dwellings hereby approved shall be occupied until further details have been submitted which will prevent vehicles from passing beyond the site access, except for emergency vehicles. The approved details shall be implemented prior to occupation of the approved dwellings and thereafter be retained in situ.

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Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To safeguard the visual amenities of the area having regard to the requirements of Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 3 For the avoidance of doubt and to ensure that adequate facilities are available for traffic attracted to the site and to minimise disruption to neighbouring properties during the period of construction, having regard to Policy DM2 of Local Plan Part 3 (Development Management Policies) and Government guidance as set out in the National Planning Policy Framework .
- 4 To maintain the safety of the footpath and cycleway that links Shamble Drive and Station Road, in order to safeguard the general amenities of the area and use of the footpath by local people in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

The site is located within the Settlement Limits of Copplestone where policies allow the principle of residential development. The principle of 5 new dwellings on this site has already been established by a previous and extant outline planning permission. The scale, design and appearance of the proposed dwellings are not considered to be inappropriate or to detract from the character and appearance of the area, nor the living conditions of the future occupiers of the proposed dwellings or neighbouring properties. The Highway Authority has raised no objections to site access arrangements and the associated internal turning/parking layout. This reserved matters application has dealt with many of the condition requirements as set out at the outline stage, and there is no need for a repetition of such conditions. The application is considered to satisfactorily accord with Policies COR1, COR2, COR3, COR9, COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM3, DM8, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies), and Government policy guidance as set out in the National Planning Policy Framework.

14/02115/FULL	Land at NGR 300056 104060 Hornbeam Gardens Bradninch	Erection of a dwelling (revised scheme)	PERMIT	DEL	27/02/2015
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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 take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 The roof covering of the development hereby granted shall be of natural slate, a sample of which shall be submitted to, and be approved in writing by, the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and retained.
- 5 Before their installation on the development hereby permitted, details of the external windows and doors, which shall be timber, (including details of how the windows shall be recessed into the walls), shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows and doors shall be in accordance with the approved details and shall be so retained.
- 6 The development shall not be first occupied until boundary treatments have been erected in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority. Such approved boundary treatments shall be so retained and maintained.
- 7 The development shall not be first occupied until the access and parking areas indicated on the approved plans have been surfaced and drained so that no surface water discharges onto the highway, in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. Following their provision, such facilities shall be permanently so retained and maintained

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		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 and where remediation is necessary a remediation scheme must be prepared 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.			
9		All residue materials resulting from the demolition of the existing buildings and structures on site, which are not to be recycled on site, shall be removed from the site within one calendar month of the date on which the demolition is completed.			
10		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, E of Part 1, or Classes A of Part 2 of Schedule 2, relating to extension or alterations of the dwelling or its roof or provision of buildings and structures within the dwelling curtilage, shall be undertaken within the 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 that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM27.
- 5 To ensure details appropriate to the development in order to safeguard the visual amenities of the Conservation Area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 6 In the interest of the visual amenities of the area, and to protect the amenities of neighbouring residents in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 8 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to 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 offsite receptors in accordance with Policy DM7 of Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the character and appearance of the Conservation Area in accordance with Policies DM2 and DM27 of Local Plan Part 3 (Development Management Policies).
- 10 To safeguard the residential amenity of neighbouring occupants in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that, subject to approval of materials, the design of the proposed dwelling is considered to be an improvement on the previous design and to be acceptable for its location. Adequate levels of parking and amenity space are to be provided. In addition, subject to conditions, the development is not considered to have an unacceptable impact on highway safety, the environment, neighbouring residents or heritage assets. The development will generate payment of a New Homes Bonus. The proposal is considered to comply with the requirements of relevant Policies COR1, COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM7, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/02137/FULL	8 Station Road Cullompton Devon EX15 1AH	Change of flat roofs to pitched roofs, raising and re-tiling of rear extension to form mezzanine and other minor building works	PERMIT	DEL	06/03/2015

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 replacement of the flat roof on the conservatory extension with a lean to slate roof, replacement of the stainless steel windows and doors with timber, and the increase in height of the kitchen walling to allow for a mezzanine, along with a hipped roof over the ground floor bedroom, by virtue of their scale, massing, design and location are 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. The site is located within a Conservation Area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00002/LBC	7 South Street Holcombe Rogus Devon TA21 0PF	Listed Building Consent for the removal of asbestos cement slates from front roof and porch to be replaced by natural Spanish slate, removal of corrugated asbestos sheeting from garage roof to be replaced with grey Topseal flat roof covering.	PERMIT	DEL	27/02/2015
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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 This consent relates to the use of SIGA Type 39 natural slate for the main roof and porch and grey Topseal Flat roof covering for the shallow pitched garage roof.

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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 For the avoidance of doubt and to ensure a suitable quality and appearance of materials for the listed building.

Reasons

The proposed reroofing materials are considered to be acceptable alterations to the appearance of the cottage whilst providing long term conservation of the building through proper maintenance. Therefore, the proposal is in accordance with the Mid Devon Local Plan Policy DM27 and paragraphs 132 and 134 of the National Planning Policy Framework.

15/00014/PNCOU	Land and Buildings at NGR 291372 123742 (Lower Langridge Farm) Exebridge Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class MB(a)	RPA	DEL	27/02/2015
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Reasons

- 1 The applicant has not sufficiently demonstrated that there are any special circumstances to justify the isolated countryside location of the conversion, and therefore, it would be undesirable for the building to change from agricultural use to a use falling within Class C3 (Dwellinghouses) of the Schedule to the Use Classes Order. This is supported by text set out within the National Planning Policy Framework.

15/00021/PNCOU	Land at NGR 286955 109713 Claw Hill Pennymoor Devon	Prior notification for the change of use of agricultural building to a dwellinghouse under Class MB (a) and (b)	APA	DEL	27/02/2015
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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) and MB (b) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required.

15/00022/FULL	Land at NGR 286955 109713 (Claw Hill) Pennymoor Devon	Formation of hardstanding, parking bay and patio area	PERMIT	DEL	06/03/2015
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Conditions

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

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Reasons

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

Reasons

The proposed hardsurfacing and patio, by virtue of their scale, massing and location are not considered to harm the privacy or amenity of the occupiers of neighbouring properties, the character and appearance of the area, or result in a significant loss of agricultural land. 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 DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00023/FULL	Cottage Garden Nursery Uffculme Road Willand Cullompton Devon EX15 2SA	Change of use of land from horticultural nursery to a mixed use of horticultural nursery and children's day nursery, and erection of children's nursery building with solar panels to the south elevation (Revised Scheme)	PERMIT	DEL	02/03/2015
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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

A principle for the proposed development has already been established, and this revised proposal to replace the existing wooden structure with a purpose built children's nursery is considered to be acceptable with regards to the building's scale, materials, siting and overall design. The development will have an acceptable visual impact and impact upon the privacy and amenity of neighbouring residents. Furthermore it is considered that, subject to the provisions of the revised S106 agreement securing a Travel Plan the site is in close enough proximity to a village so as to be considered broadly sustainable and it will not lead to demonstrable highway safety concerns. Having regard to all material considerations the application is in accordance with the requirements of policies COR1, COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM20 and DM25 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00028/FULL	53 Silver Street Thorverton Exeter Devon EX5 5LT	Erection of single storey extension to rear and two storey extension to side	PERMIT	DEL	03/03/2015

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, DM8 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework.

15/00029/PNCOU	Land at NGR 293639 107945 (Yearlstone Vineyard) Bickleigh Devon	Prior notification for the change of use of an agricultural building to dwellinghouse under use class MB(a)	PDA	DEL	06/03/2015
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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.

15/00030/PNCOU	Land and Building at NGR 280296 100118 (Middle Hollacombe Farm) Hollacombe Devon	Prior notification for the change of use of an agricultural building to dwellinghouse under use class MB(a)	RPA	DEL	05/03/2015
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Reasons

The proposed development would not accord with all the relevant provisos contained in Paragraphs MB.2 (e) and N of Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in respect of its siting and location. The location of the building is in an unsustainable location remote from services and facilities in an isolated position in the countryside which is an impractical and undesirable location for such a new residential property.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00031/FULL	Land and Buildings at NGR 273746 95383 (East Church Farm Cottage) Hittisleigh Devon	Conversion of barn to dwelling	REFUSE	DEL	06/03/2015

Reasons

- 1 The Local Planning Authority is of the view that the proposed alterations would have a detrimental impact on the simple scale, appearance and form of the application building which is a local heritage asset. The scale, massing and design of the proposed extension to create a first floor above the single storey annex building would result in incongruous additions which it is considered would have a negative impact on character and appearance of the original building resulting in detriment to the character of it and how it affects the setting to the Grade II* farm house building adjacent to it. On this basis the proposal are considered to be contrary to Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies and Government policy as set out in National Planning Policy Framework).
- 2 The Local Planning Authority is of the view that the proposed creation of a domestic curtilage within the middle of the open countryside would significantly disturb the existing and long-established field patterns of this part of the open countryside and would detract from the essential rural character and appearance of this part of the open countryside. On this basis the proposal are considered to be contrary to Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies) and Government policy as set out in National Planning Policy Framework.

15/00032/LBC	Land and Buildings at NGR 273746 95383(East Church Farm Cottage) Hittisleigh Devon	Listed Building Consent for the conversion of barn to dwelling	REFUSE	DEL	06/03/2015
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Reasons

- 1 The Local Planning Authority is of the view that that the overall design and scope of internal and external alterations to form the layout as proposed to enable the building to be converted to a separate dwelling as proposed house would have a detrimental impact upon the character and appearance of the application building and on the setting of the grade II* listed farm house that sits adjacent. On this basis the proposal is considered to be contrary to Policy DM27 of Local Plan Part 3 (Development Management Policies) and advice within the National Planning Policy Framework.

15/00036/FULL	Front Meadow Fulford Barnyard Cullompton Devon EX15 1TJ	Erection of a sun room	PERMIT	DEL	03/03/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before the development hereby permitted is first brought into its permitted use the windows on the west elevation shall be glazed with translucent glass, 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.

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- 3 To safeguard the privacy of the occupiers of the neighbouring property Searchlight, Fulford Barnyard, in accordance with policies DM2 and DM13 of the 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.

15/00043/FULL	Track at NGR 297945 120715 (Bampton Down) Cove Devon	Construction of visibility splay and improvements to access	REFUSE	DEL	06/03/2015
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Reasons

- 1 The proposal involves the removal of at least 32 metres of hedgerow which has the potential to support protected species. In the opinion of the Local Planning Authority, the submitted hedgerow survey report is not considered to demonstrate adequately that the proposal will not harm protected species, contrary to Policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

15/00044/PNCOU	Land at NGR 297930 120685 (Bampton Down) Cove Devon	Prior notification for the change of use of agricultural building to dwelling under Class MB (a) & (b)	RPA	DEL	06/03/2015
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Reasons

- 1 The proposed development would not accord with all the relevant provisos contained in Paragraph MB.2 (e) of Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in respect of its siting and location. The building is in an unsustainable location remote from services and facilities and isolated from any other development. It has not been demonstrated that there are special circumstances to support an isolated new home in this location, contrary to Paragraph 55 of the National Planning Policy Framework.

15/00048/FULL	Hitchcocks Farm Uffculme Cullompton Devon EX15 3BZ	Retention of change of use of land for the siting of a mobile home with associated curtilage	PERMIT	DEL	27/02/2015
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Conditions

- 1 The development shall be taken to have begun on 16th January 2015.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Within 28 days of the date of this decision notice, any caravan subject of Certificate of Lawfulness of Existing Use or Development approval, Mid Devon District Council planning reference number 14/00366/CLU shall cease to be used for human habitation and shall be permanently removed from the site subject of Mid Devon District Council planning reference number 14/00366/CLU and no caravan shall thereafter be sited on the land the subject of the Certificate of Lawfulness of Existing Use or Development without the prior grant of planning permission
- 4 This permission shall only authorise the use of the application site for the stationing of one caravan which complies 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).

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Reasons

- 1 To set a legal date for the commencement of the development.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The retention of the siting of the caravan subject of this application is acceptable only due to the planning gain arising from the cessation of human habitation, and removal of the caravan subject of application reference 14/00366/CLU as the former is proposed in lieu of the latter.
- 4 To restrict the scope of this permission in accordance with the terms of the submitted planning application and to ensure that the development is a one-for-one replacement of the caravan subject of application reference 14/00366/CLU.

Reasons

The retention of the caravan, in lieu of the existing caravan subject of a certificate of lawfulness of existing use or development (ref. 14/00366/CLU) is considered to result in an improvement of the residential amenity of any occupier as it is sited in a more preferable location, screened from any public view point and located away from existing and proposed commercial activities and therefore would be a planning gain. In these circumstances, it is considered that the provisions of policy DM1 of Local Plan Part 3 (Development Management Policies) are applicable and the benefits of the scheme in removing the currently lawfully sited caravan from close proximity to commercial activities are considered to outweigh any harm arising from the provision of a caravan in this rural location.

15/00093/FULL	Upcott Farm Lapford Crediton Devon EX17 6NG	Erection of a double garage	PERMIT	DEL	06/03/2015
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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 double garage is considered to be acceptable. The garage building is considered to respect the character, scale, setting and design of the existing dwelling. The proposed garage would be sited close to the boundary with the neighbouring site, including the barn to the south that has gained prior approval to change use to a dwelling. Although the separation distance between the proposed garage and the adjacent barn would be relatively tight the design of the proposed barn conversion incorporates the north elevation as the rear with minimal overlooking towards the proposed garage building. Overall, despite the close siting of the proposed garage to the neighbouring building as referred above, it is not considered that the proposal would result in significant adverse impacts in terms of being over bearing or resulting in a loss of light or overlooking for existing and/or future occupants of the neighbouring site. On this basis, it is not considered that the proposal would result in overdevelopment of the curtilage. Overall the application scheme is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00100/FULL	Milestones Blundell's Preparatory School Blundells Road Tiverton Devon EX16 4NA	Retention of 2 temporary changing rooms	PERMIT	DEL	06/03/2015

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 The use hereby permitted shall be discontinued on or before 20/03/2018 and, prior to its discontinuance, a scheme for the restoration of the site shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the site is well screened and the siting of the temporary changing rooms is not considered to have a material impact on the character and appearance of the conservation area, or Blundell's School. The changing rooms are sited entirely within the school grounds and will have no impact on any neighbouring residents. As such, the proposed is considered to comply with the relevant policies: COR2 and COR13 of the Mid Devon Core Strategy 2007 (Local Plan Part 1), DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
