

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00968/FULL	4 Portway Gardens Willand Old Village Willand Cullompton EX15 2SE	Erection of single storey extension	PERCON	COMM	26/10/2015

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 i) No development shall begin until specific details of the method of constructing the foundations for the extension and proposing a suspended floor so as to provide protection for the root protection area of the Walnut tree within the rear garden of the property have been submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be undertaken in accordance with the approved details. ii) Prior notice of not less than 3 working days shall be given in writing to the Local Planning Authority of the date and time of any excavation works to construct the extension so that the Tree Officer may be present during those works. No such excavation works shall take place without prior notice in accordance with the requirements of this condition.
- 4 No development shall begin until fences for the protection of roots of the Walnut and Oak trees within the application site have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven, placed or stored within the areas enclosed by such fences or within the root protection areas.

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 protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the trees which are protected by a Tree Preservation Order and are to be retained on the site in the interest of the visual amenities of the area and to comply with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed single storey extension to the side elevation of the house is considered acceptable by virtue of its scale, massing, design and location. The proposed 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 including the character and appearance of the street scene.. The proposed will not adversely impact on the setting of the TPO tree located to the rear and provided a pile and beam foundation is used there will be minimal impact on the root protection area. Conditions controlling the construction of the extension and requiring protective fencing will safeguard root protection areas of protected trees on the site. As such the proposal is considered to comply with the requirements of Policies COR2 and COR17 of Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiations resulting in the removal of the garage from the application. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01070/FULL	Land at NGR 293565 106918 (Bickleigh Castle) Bickleigh Devon	Retention of 2 multi-purpose storage buildings (Revised scheme)	PERCON	DEL	28/10/2015
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Conditions

- 1 The date of commencement of this development shall be taken as the 6th July 2015 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice, with external covering across all wall elevations consisting solely of horizontal timber boarding.
- 3 The external roof covering of the development hereby permitted shall be either in a grey natural slate, or clay plain tile, and no other material shall be so used without prior consent by the Local Planning Authority. The material shall be installed and be so retained thereafter.
- 4 The buildings hereby approved shall be used solely for storage purposes incidental to the business operating at Bickleigh Castle, and for no other use without the Local Planning Authority first granting planning permission and shall not be sold, let or otherwise occupied independently of Bickleigh Castle.
- 5 Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the type referred to in Part 2, Class C relating to exterior painting, or for any additional openings in the wall elevations or roof slopes shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 6 Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to Part 3, Class I (relating to a permitted change of use of B8 storage use to B2 general industrial), and Class P (relating to a permitted change of use of B8 storage to C3 dwellinghouse) shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development in accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and wider setting of Bickleigh Castle in accordance with DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 A case has been only made to justify the retention of the buildings on the basis of a said need for storage to support the business in accordance with DM20 and DM24 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and appearance of the building, appearance of the area and setting of Bickleigh Castle in accordance with policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

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6 To ensure a use that is appropriate to the setting of Bickleigh Castle, where only an incidental storage use has been justified in accordance with policies DM20 and DM24 of the Local Plan Part 3 (Development Management Policies).

Reasons

Local and national planning policies provide support for the provision of appropriately scaled and well-designed new buildings where they are proven to be reasonably necessary to sustain the rural business to which they relate. The mixed storage buildings and associated development are considered to be reasonably necessary to support this rural business, and by virtue of their scale, massing, materials and overall design and location, the buildings and tank are not considered to result in harm to the privacy or amenity of the occupiers of another dwelling, or the historic setting of Bickleigh Castle. As such the proposal can be considered to comply with policies COR2 and COR18 of the Core Strategy 2007, DM2, DM20, DM22, DM24 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is hereby granted subject to conditions.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and negotiation. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01080/FULL	Land at NGR 288377 119525 (Lower Ford Equestrian) Warbrightsleigh Hill Stoodleigh Devon	Erection of 15 wooden stables and a tack room store, feed room and hay store	PERMIT	DEL	30/10/2015
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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 development hereby approved shall be used solely for the stabling of horses for trekking or full livery, and shall not be used for any other purpose, including for the avoidance of doubt, any DIY livery.
- 4 Prior to the first use of the stables hereby approved, the existing vehicular gate access in the north east corner of the field shown on Block Plan 1:500 received 1st October 2015 shall be blocked up and any future provision of access from the north east corner of the field shall be restricted solely to a pedestrian gate measuring no more than 1.2 metres in width, thereby precluding the movement of vehicles at this point of the field. The hardstanding shown on Block Plan 1:500 received 6th October 2015 shall be completed in full, prior to the first use of the stables, and retained for use for parking of vehicles thereafter.

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 development is of an appropriate use meeting the needs of the business in the interests of highway safety, where DIY livery use has been indicated to result in an unacceptable increase in vehicle movements to and from the site.
- 4 To ensure safe point of entry into the field is provided and to prevent vehicles entering and leaving the site from the existing field access to the north east, where visibility is considered to be inadequate for the approved use.

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Reasons

The proposed stables are considered to be well integrated with its surroundings by virtue of its scale, massing, design and location which is not considered to result in unacceptable harm to the privacy or amenity of the occupiers of another dwelling, or the rural setting. Subject to conditions the proposed development is also not deemed to result in an unacceptable increase in traffic on the local highway network and will house horses which are already being kept for trekking expeditions. As such, it is considered that the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM23 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01086/FULL	Willand Service Centre Willand Cullompton Devon EX15 2PF	Erection of petrol filling station including sales (200sqm shop), dispensing forecourt and canopy, underground tanks and associated pipework, air/water machine, parking, floodlights, service yard area and new surface finished, removal of existing pumps a	PERCON	COMM	23/10/2015
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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 approved by this permission shall be commenced until a scheme and timescale for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Such works shall be designed to prevent surface water being discharged to the highway. The drainage works shall be completed in accordance with the details and timetable agreed and be so retained.
- 4 No development shall take place on site until the off-site highway works for the provision of guard railing, signage, and footway widening have been constructed and made available for use in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Once provided such approved facilities shall be so retained.
- 5 Within 1 month of the new petrol filling station and shop first being brought into use, the existing shop and petrol filling station shall cease to be used as such and thereafter the premises shall only be used for car sales and car showroom associated with the present on-site car sales business and for no other purpose.
- 6 Prior to its installation, details of external lighting together with associated shielding to prevent glare/ light pollution shall be submitted to and approved in writing by the Local Planning Authority. External lighting shall be in accordance with the approved details only and be so retained.

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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).
- 4 To minimise the impact of the development on the highway network in accordance with Policy 32 of the National Planning Policy Framework.
- 5 To ensure there is only one filling station and shop at this location to safeguard the amenities of the surrounding area.
- 6 In the interests of preventing light pollution or glare in order to safeguard local amenities.

Reasons

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The proposed development is considered compliant with the National Planning Policy Framework and with the policies set out in the Council's Local Plan with regard to the provision of retail facilities outside defined settlement limits and the expansion of existing businesses. The application site lies adjacent to existing employment premises and, although there is residential development in proximity, the proposed development is in keeping with the character of the site and surroundings in terms of use. In light of the above assessment, the size, layout and design of the development is acceptable within its context, there would be no overriding detrimental impact on the amenity of adjacent neighbours. Subject to conditions the application would not cause harm to highway safety. All material considerations have been taken into account, including those raised by consultees and contained in letters of representation. The proposal is therefore considered to comply with the requirements of Policies COR1, COR2 and COR4 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM6, DM7, DM8, DM19 and DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01179/FULL	Land and Buildings at NGR 288551 118209 (West of Whitnole Beeches) Stoodleigh Devon	Conversion of barn to dwelling (Revised scheme)	PERCON	DEL	26/10/2015
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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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3		No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a) details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c) details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to.			
4		The development shall be carried out in accordance with the recommendations in the submitted ecological survey report by EcoLogic dated 23rd September 2014 and the biodiversity enhancements indicated on the approved plans shall be incorporated into the development and shall be in place before the dwelling hereby permitted is first occupied and shall be permanently so retained.			
5		Before their use, samples/details of the materials to be used for all external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used and shall be so retained.			
6		Before their installation, working details of the new external doors and windows shall be submitted to and approved in writing by the Local Planning Authority. Installation of the doors and windows shall be in accordance with these approved details and be so retained.			
7		The dwelling hereby permitted shall not be occupied until the parking and turning area has been provided in accordance with the approved drawings. Once provided such facilities shall be permanently so retained.			
8		Before the dwelling hereby permitted is first occupied the window in the north elevation shall be glazed with translucent glass and shall be permanently so retained.			
9		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1, relating to extension or alteration of the dwelling and/or its roof and the provision of outbuildings or Class A of Part 2 of Schedule 2, relating to gates, fences and walls, 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 the character of the building is retained during and after the conversion works and to ensure that adequate arrangements are in place to protect the building during conversion works in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To protect and enhance habitats for protected species in accordance with policies DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11
- 6 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11
- 7 In the interests of highway safety and to ensure appropriate facilities are provided to cater for traffic attracted to the site in accordance with policies DM2 and DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 8 To protect the privacy of the occupiers of the neighbouring dwelling in accordance with policies DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11

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Reasons

The current proposal is acceptable in that the barn is considered to make a positive contribution to the rural character of the area. Some minor rebuilding work and repointing is required. Existing openings are to be utilised for windows and doors. Adequate parking and amenity space are to be provided and roosting opportunities for bats incorporated into the building. Subject to conditions, it is not considered that the proposal would have an unacceptable impact on the environment or on protected species. The proposal is considered to be suitably designed and to comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM11, DM14 and DM15 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre application discussion and negotiation. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01272/FULL	Hazel Cottage Thorverton Exeter Devon EX5 5PJ	0+---+--+ -0987662q1 bcv[] Erection of stone cob/lime render garage/office following demolition of existing garage	PERMIT	DEL	23/10/2015
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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 garage and home office is considered to be appropriately scaled and designed and not to harm the setting of the adjacent Grade II listed building. The proposal will not affect parking and access provisions and there will be no material loss of privacy or amenity for neighbouring occupiers. The proposal is considered to comply with the requirements of relevant policies: DM2, DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01362/FULL	Land at NGR 295824 110308 (Rear of Little Holwell) Collipriest Devon	Change of use of agricultural land to domestic garden	PERMIT	DEL	23/10/2015

Conditions

- 1 The date of commencement of this development shall be taken as the 25th August 2015 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The retention of the change of use of agricultural land to domestic garden is not considered to harm the privacy or amenity of the occupiers of another dwelling, or the character of the rural surroundings. On balance, the enlarged garden area is still broadly in keeping with the scale of the dwellinghouse and overall the proposal is considered to comply with COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is granted subject to conditions.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01386/LBC	Stear Farm House Stoodleigh Tiverton Devon EX16 9QA	Listed Building Consent for the extension of existing balcony, replacement of eight windows and one pair of french doors	PERMIT	DEL	27/10/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No trickle vents shall be added to the approved windows and doors.

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.

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2 For the avoidance of doubt and in the interests of proper planning.

3 In order to ensure a visual appearance in keeping with the listed building and to protect its special interest in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed works are considered to be justified and sufficiently well detailed to ensure the special interest of the listed building is unharmed. The proposal is therefore in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

15/01392/FULL	Finistere Stoodleigh Tiverton Devon EX16 9PW	Retention of replacement dwelling	PERMIT	DEL	27/10/2015
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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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D of Part 1, relating to enlargement of the dwelling, additions or alterations to its roof, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

3 No other windows other than those expressly allowed as part of this planning application shall be inserted into the eastern and western elevations of the property.

Reasons

1 For the avoidance of doubt and in the interests of proper planning.

2 The dwelling is a replacement dwelling and the floorspace has already been increased, in accordance with the provisions of Policy DM12 of the Mid Devon Local Plan Part 3 (Development Management Policies).

3 To safeguard the privacy of the occupiers of Kingsmede and Langdale in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

Reasons

The replacement dwelling has a floorspace of very similar size to that which has the benefit of planning permission and is not considered to have an unacceptable impact on the Conservation Area or neighbouring occupiers. On-site parking and vehicle manoeuvring facilities with access thereto are provided. The proposal is therefore in accordance with policies COR2, and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM12, DM14, DM15 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01399/PNCOU	Land and Building at NGR 300703 110258 Brithem Bottom Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	APA	DEL	23/10/2015

Conditions

- 1 Prior to the first occupation of any part of the building subject to this application as a dwellinghouse, the adjacent agricultural lean-to to the south west of the application building shall be removed. All resultant materials shall be removed from the site in accordance with drawing number 2b proposed floor plans and elevations, dated August 2015 and received by the Local Planning Authority on the 12th October 2015.

Reasons

- 1 The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is approved subject to the following condition:

Reasons

- 1 Without the removal of the attached lean-to the location and siting of the building subject to this application would render its change of use from an agricultural building to a dwellinghouse as impractical and undesirable due to its proximity to an agricultural building that is in use and capable of being used for any agricultural purpose.

15/01402/FULL	Land and Buildings at NGR 279371 101700(Spence Combe) Crediton Devon	Retention of agricultural storage building	PERMIT	DEL	29/10/2015
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Conditions

- 1 The effective date for this application is the date of the registration of the application which is 3rd September 2015.
- 2 The building as hereby approved shall only be used for agricultural storage activity at Spence Combe Farm, and no part shall be used, let or otherwise disposed of as a separate unit of residential accommodation.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The site is in the open countryside where national and local planning policies require that residential use is strictly controlled and in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policy DM22 of the Mid Devon Local Plan 3 (Development Management Policies).

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Reasons

Taking into account the history of the site in relation to the storm damage caused to the building, the application scheme seeks to regularise the planning situation for a new building which has already been constructed on the same footprint of the building as it stood before it was damaged. Whilst the scale and massing of the new building is similar to its predecessor, it has been constructed to a different design presenting as a building which is more domestic in character. The applicant has satisfactorily demonstrated the need for the building to provide for small scale agricultural storage to support the agricultural activity at Spencecombe Farm and on other land farmed by the applicant. Reflecting on the design of the new building whilst the character of the building is different, in the context of how it effects the setting of the heritage asset adjacent it is not substantially different as the building has been constructed on the same footprint and is of similar size and scale and thus maintains the sense of enclosure to the farmyard albeit different in appearance. On this basis it is not considered that the new building adversely impacts on the character or appearance of this part of the open countryside and/or results in significant harm to the setting of the main listed building at Spence Combe to justify refusing planning permission. Furthermore the living conditions of any nearby residential properties would not be harmed, and highway safety would not be detrimentally affected by the development. On this basis the proposal is considered to accord with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM22 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and government policy as contained in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01403/LBC	Land and Buildings at NGR 279371 101700(Spence Combe) Crediton Devon	Listed Building Consent for demolition of storm damaged building	PERMIT	DEL	29/10/2015
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Reasons

The proposal involves the loss of a curtilage listed building with the applicant presenting storm damage as the reason for the loss of the building. A new agricultural storage building has been granted planning permission on the site which is similar in form and on a similar footprint to the building which has been demolished. Whilst the new building is considered more domesticated in its form given its overall scale it is considered that the harm that is created to the setting of the listed farmstead is limited with the new building presenting to the setting of the listed farmstead in a similar manner to its predecessor, albeit very different in visual terms. Combined the circumstances of this case make it an exception to Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and Mid Devon Local Plan 3 (Development Management Policies) Policy DM27 and the National Planning Policy Framework.

15/01416/FULL	Land at NGR 303178 119931 (South Staple Farm) Hockworthy Devon	Erection of an agricultural building	PERMIT	DEL	28/10/2015
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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.

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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The current proposal is acceptable in that the agricultural building is reasonably scaled and designed for its use and location and is not considered to cause any significant impacts on the visual amenities of the area or on the living conditions of neighbouring occupiers. The development is not considered to lead to a significant increase in vehicle movements attracted to the site or have a material impact on the highway network. The proposal is considered to comply with the Mid Devon Core Strategy (Local Plan Part 1) policies COR1, COR2 and COR18, DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies), and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01421/FULL	Turley Down Farm Ash Thomas Tiverton Devon EX16 4NU	Erection of dwelling following demolition of bungalow (Revised Scheme)	PERCON	DEL	30/10/2015
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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 hard landscaping works associated with the parking area and patio shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 4 Prior to the use of any above ground materials first being used on the building/dwelling details or samples of these materials (including colour of render, brick, stone, mortar, roof covering, gutters, downpipes, external doors/door frames/windows paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details or samples and be so retained.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D of Part 1 of Schedule 2, relating to the erection of extensions, the insertion of additional windows or doors, including to the roof and the insertion of rooflights and dormers, the provision of a porch shall be undertaken within the application site 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM12.			
4		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM12.			
5		Unspent Permitted development rights have already been included and to ensure the dwelling remains of an acceptable size within the open countryside and to not harm the character of the area in accordance with Adopted Mid Devon Local Plan Part 3 Policy DM12.			

Reasons

The application scheme comprises a replacement dwelling in the open countryside, following demolition of the existing dwelling. The proposed dwelling, although significantly larger than the existing house falls within the allowance established by policy, and on balance its design, although not of a traditional vernacular for the specific immediate area, will sit appropriately within the site and the landscape of the surrounding area. The new house will not have a detrimental impact on the living conditions or adversely impact on the amenities of neighbouring properties with no overlooking issues, overshadowing and or overbearing concerns as the nearest dwelling is approximately 165m to the east of the site. The existing drive will provide a suitable access to the proposed dwelling. As such the proposal is considered to comply with policies COR1, COR2, COR7, COR9, COR18 of Mid Devon Core Strategy 2007 policies DM1, DM2, DM8, DM12, and DM15 Adopted Mid Devon Local Plan Part 3 and National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiation. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01425/FULL	Land at NGR 303843 111382 (Mid Devon Business Park) South View Road Willand Devon	Erection of 2 industrial units	PERCON	DEL	30/10/2015
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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 a surface water drainage scheme together with details of how it will be managed and maintained post-construction have been submitted to and approved in writing by the Local Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development. The development shall be carried out, managed and maintained in accordance with the approved scheme. The surface water drainage scheme approved shall make provision for the disposal of surface water so that none drains on to any County Highway.
- 4 Prior to the first occupation of the building the site access road, parking and turning areas indicated on the approved plans shall be provided, surfaced, drained in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. Once provided, such facilities shall be permanently retained and maintained in accordance with the approved details.

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 protect water quality and minimise flood risk and in the interest of public safety and to prevent damage to the highway, in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure adequate facilities are provided for traffic attracted to the site in accordance with policy DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

Proposed is the erection of 2 industrial units at Land at NGR 303843 111382 (Mid Devon Business Park), South View Road, Willand, to create 450 square metres of gross internal industrial floorspace. The site is allocated (policy WI1) within the Mid Devon Local Plan Part 3 (Development Management Policies) for B1, B2 or B8 uses and is located within the settlement limit of Willand; therefore there is policy support for industrial development in this location. The design of the units is considered of a high quality, is acceptable and in keeping with the existing units on the site incorporating the use of sustainable materials, with surface water drainage proposed to be connected to the existing sustainable urban drainage scheme to the south of the proposed building. The development is not considered to have an unacceptably negative impact on health, the natural environment or general amenity. It is considered a suitable access and parking area is proposed and that the development will not give rise to a significantly unacceptable level of vehicular movement. As such, the proposal is considered in accordance with policies DM2, DM3, DM7, DM8, WI1 of the Local Plan Part 3 (Development Management Policies), COR1, COR2, COR4, COR9, COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01431/LBC	2 Hillview Cottages Kentisbeare Cullompton EX15 2DR	Listed Building Consent for 4 replacement windows on the East elevation and 1 replacement window on the South elevation	PERMIT	DEL	28/10/2015
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Conditions

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

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In the interests of the conservation of the appearance of the listed building.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The loss of one traditional window is regrettable but unavoidable due to its poor condition but it will be replaced with a new traditional style window. The other new windows will be an improvement upon the existing modern style windows. The proposal is considered to be acceptable in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) DM27 and National Planning Policy Framework para 134.

15/01434/FULL	Land at NGR 310743 113848 Blackwater Road Culmstock Devon	Change of use of land from agriculture to outdoor riding arena for private use (Revised Scheme)	REFUSE	DEL	28/10/2015
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The Local Planning Authority does not consider that the proposed development passes the flooding sequential test due to there being a reasonably available site within the applicant's ownership in Flood Zone 1; the application is therefore contrary to policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework. Consequently the development is not considered to be of an appropriate location and design, and is inappropriate development in Flood Zones 2 and 3, contrary to policies and DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

15/01436/FULL	Staple Court House Hockworthy Devon TA21 0NH	Erection of a steel balcony	PERMIT	DEL	23/10/2015
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Conditions

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

Reasons

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01438/FULL	Land at NGR 280054 113389(Woodford Farm) Witheridge Devon	Installation of 150KW ground mounted solar panels	PERMIT	COMM	23/10/2015
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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 erection of a small scale photovoltaic array comprising three rows of panels on a parcel of agricultural land is deemed to be an acceptable addition to the existing 2 rows of panels already in situ. In summary the renewable energy benefits that will arise from the proposed scheme are achievable without; -Having an adverse impact on the landscape and character of the area or any nearby heritage assets, -Adversely affecting the environmental and visual amenities of any nearby residential property, - Harming the living conditions of the occupiers of other nearby dwellings, -Adversely affecting the availability of productive agricultural land, -Adversely affecting local habitats within the site and surrounding area As such the development complies with Policies COR5 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM5 of the Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework (NPPF). It is therefore recommended that the application is approved subject to conditions.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01447/FULL	Waters Edge Mutterton Cullompton Devon EX15 1RN	Erection of an extension	PERMIT	DEL	23/10/2015
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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.

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.

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 is for a single storey ground floor rear extension to the residential dwelling and is considered to be supportable in policy terms. The proposed extension is considered acceptable in terms of siting, layout and scale and design. It is not considered that the proposed extension will result in an overdevelopment of the curtilage of the dwelling, and/or adversely affect the living conditions of any neighbouring dwellings. Given this assessment the application 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.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01476/FULL	Peartree House Lapford Crediton Devon EX17 6PZ	Replace window with bi-fold patio doors on front elevation	PERMIT	DEL	23/10/2015
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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 bi-fold doors hereby approved shall be constructed of timber and stained to match the existing windows in the property, and shall be retained as such.

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 appearance of the dwelling and its contribution to the conservation area in accordance with policy DM13 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal for the replacement of a window with bi-fold doors is considered to be supportable in policy terms. The existing fenestration arrangement of the property is quite uniform, however it is not considered that the insertion of the bi-fold doors, which are conditioned to be timber rather than uPVC, would detract from the appearance of the existing dwelling and/or the character and appearance of the conservation area. There are no concerns regarding over development of the curtilage or impact on neighbours. Given this assessment the proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01506/FULL	52 Mackenzie Way Tiverton Devon EX16 4AP	Installation of decking to rear	PERMIT	DEL	28/10/2015
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Conditions

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

Reasons

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

Reasons

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

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.