

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00452/FULL	Land at NGR 294586 113569 (Farleigh Meadows) Lower Washfield Tiverton	Variation of Condition (7) of planning permission 12/00277/MOUT so that the development can be carried out in accordance with the phasing plan as shown on drawing 7558PL09REVQ	PERCON	DEL	02/11/2015

Conditions

- 1 The development hereby permitted shall be completed in accordance with the reserved matters details as approved under LPA ref: 14/01047/MARM, unless otherwise agreed in writing by the Local Planning Authority.
- 2 The conclusions/recommendations of the ecological report by Ambios Ecology submitted in support of planning application 12/00277/MOUT shall be implemented and completed in accordance with the requirements of that report, and shall be so retained as required.
- 3 The drainage infrastructure comprising the attenuation basins, wetland area and formation of swale feature, all pipe runs and flow control devices shall be completed in accordance with the infrastructure set out on the Cole Easden Section 104 drawings (4112/12/02 - sheet 1 of 2 and 2 of 2) and the infrastructure shall be maintained in accordance with the Service Charge Budget Plan dated 23rd February 2015 as approved under LPA reference 12/00277/MOUT.
- 4 The phasing of the scheme of development hereby approved shall be completed in accordance with the phasing plan as shown on drawing 7558PL09REVQ.
- 5 No more than 90 of the dwellings to be erected on the development site shall be occupied until the Washfield Lane access works, including junctions, surfacing, drainage, surface water outfalls, lighting, structures, embankments, margins, services and visibility splays have been constructed and made available for use in accordance with details that shall have been submitted to, and agreed in writing by, the Local Planning Authority, and shall thereafter be retained and maintained at all times for that purpose.
- 6 Not more than 90 of the dwellings to be erected on the site shall be occupied until off-site improvements to the Exe Valley Way to provide pedestrian and cycle links to the north and south have been provided and made available for use in accordance with details that shall have been submitted to, and agreed in writing by, the Local Planning Authority, and shall thereafter be retained and maintained at all times for that purpose.
- 7 The Rackenford Road roundabout and footway works and the Washfield Lane access works shall be completed in accordance with approved Construction Method Statement J-MS011rev1 and JM-MS012rev2 and compound layout drawing FM.CP.0001 as approved under LPA reference 12/00277/MOUT.
- 8 The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, for this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

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9		The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out: a) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c) The cul-de-sac visibility splays have been laid out to their final level; d) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g) The street nameplates for the spine road and cul-de-sac have been provided and erected.			
10		Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed.			
11		The conclusions/recommendations regards a scheme of remediation works and measures as set out in the T & P Regen report (dated September 2003) submitted by the applicant in support of planning application 12/00277/MOUT shall be implemented and completed in accordance with the requirements of that report, and shall be so retained as required.			
12		In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements to be agreed beforehand with the local planning authority and where remediation is necessary a remediation scheme must be prepared and agreed in writing by the Local Planning Authority. Following completion of the measurers 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.			
13		The phases of construction for the approved scheme of development shall be completed at all times in accordance with the conclusions/recommendations regards construction management matters as set out in the Control of Pollution & Noise from Demolition & Construction Sites: Version 1 March 2015 and the compound layout drawing FM.CP.0001 T & P Regen report submitted by the applicant in support planning application 12/00277/MOUT.			
14		The conclusions/recommendations regards archaeological matters as set in the Written Scheme of Investigation prepared by AC Archaeology (document ref: ACD897/1/0 and dated 18th June 2014) submitted by the applicant in support of the scheme of development as approved under LPA reference 12/00277/MOUT shall be implemented and completed in accordance with the requirements of that report, and shall be so retained as required, or in accordance with such other details as may be subsequently agreed in writing by the local planning authority.			
15		There shall be no raising of ground, on either a temporary or permanent basis, or erection of compounds, or storage of materials, within the floodplain of the River Exe, during the construction phase.			

Reasons

- 1 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 2 In order to comply with Section 40(1), of the Natural Environment and Rural Communities Act 2006, Regulation 3(4) of the Conservation (Natural Habitats etc.) Regulations 1994, and Section 74 of the Countryside and Rights of Way Act 2000 to ensure that the potential impact of the development on species and habitats of principal importance is addressed.
- 3 To prevent an increase in flood risk, and to ensure the efficiency of the drainage system is sustained for the lifetime of the development in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan 1).
- 4 To provide a satisfactory phasing of the delivery of the development including all the scope of off -site highway works and in the interest of safety of all users of the public highway and in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan 1).
- 5 To provide a satisfactory site access and in the interest of safety of all users of the public highway in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan 1).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		To provide a satisfactory site access and in the interest of safety of all users of the public highway in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan 1).			
7		To provide a satisfactory site access and in the interest of safety of all users of the public highway in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan 1).			
8		To provide a satisfactory site access and in the interest of safety of all users of the public highway in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan 1).			
9		To provide a satisfactory site access and in the interest of safety of all users of the public highway in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan 1).			
10		To provide a satisfactory site access and in the interest of safety of all users of the public highway in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan 1).			
11		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 off-site receptors in accordance with Policies COR1 and COR15 of the Mid Devon Core Strategy (Local Plan 1).			
12		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 off-site receptors in accordance with Policies COR1 and COR15 of the Mid Devon Core Strategy (Local Plan 1).			
13		To ensure that the occupiers of neighbouring residential development are not adversely affected by the construction of the approved development in accordance with Policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
14		To ensure that an appropriate record is made of archaeological evidence that may be affected by the development.			
15		To protect the function of the floodplain the River Exe, thus safeguarding third party interests from an increase in flood risk in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan 1).			

Reasons

The principal of developing the site for 255 dwellings has been approved by the local planning authority. Conditions controlling the delivery of the development are set out on the approval notices under LPA ref: 12/00277/MOUT and 14/01047/MARM, and condition 7 pursuant to the 12/00277/MOUT controlled the delivery of the off-site highway infrastructure in advance of any significant development being undertaken on site. The applicant has sought a revision to these arrangements to allow the scheme (off site and on site works) to be developed out in five phase in accordance with the details as shown on drawing 7558PL09REVQ. The phasing of the development as proposed is considered acceptable, and therefore it is recommended that the phasing plan as proposed is approved. A revised planning permission is issued accordingly. The proposal remains acceptable in all other aspects and on this basis the application scheme is considered acceptable and in accordance with the following development plan policies:- Policies COR1, COR2, COR3, COR8, COR9, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), Policies AL/DE/3, AL/IN/3 and AL/TIV/8 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policies DM1, DM2, DM6, DM8, DM14 and DM15 of the Mid Devon Local Plan Part 3 (Development Management Policies, Supplementary Planning Documents relating to Air Quality and Public Open Space provision and Policy guidance 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 working to ensure the completion of the decision making process in accordance with a timescale agreed by applicant. 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
15/00650/MARM	Land at NGR 301001 107388 (North Of Knowle Lane) Knowle Cullompton Devon	Reserved Matters for the erection of 266 dwellings including community centre, green infrastructure, public open space, vehicle access points, internal roads, pedestrian/cycle links and associated works	PERCON	COMM	02/11/2015

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 No works for the construction of the four raised embankments/paths and culverts/bridges which cross the Crow Bridge Stream shall begin until detailed construction drawings of the structures have been submitted to and approved in writing by the Local Planning Authority. Once approved construction of the structures shall proceed in accordance with the approved details.
- 3 No development to the south of Crow Green Stream shall begin until a timetable for the construction of the estate road up to and including the boundary with the adjoining land to the west (forming the proposed Ware Parks and Footlands allocation, CU14 contained in the Local Plan Review Proposed Submission document February 2015) has been submitted to and approved in writing by the Local Planning Authority. The road shall be constructed in accordance with the approved timetable and to a standard suitable for adoption by the Local Highway Authority and have been included in an Agreement under Section 38 Highways Act 1980 as highway to be dedicated and adopted by the Highway Authority.
- 4 The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority: a) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c) The cul-de-sac visibility splays have been laid out to their final level; d) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g) The street nameplates for the spine road and cul-de-sac have been provided and erected.
- 5 All development on site shall be carried out in accordance with the measures set out under the 'Implications for development and recommendations', 'Construction' and 'Post construction' sections of the EAD Ecological Consultants letter dated 25 February 2015, received by the Local Planning Authority on 30th April 2015, at all times.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure that the embankments and bridges are constructed adequately so as to prevent erosion and minimise future maintenance requirements.
- 3 To ensure adequate highway provisions are provided to comply with Policy CU13 of the Local Plan Review Proposed Submission document to enable the comprehensive development of the neighbouring proposed allocated site.
- 4 To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To ensure the adequate protection of protected species.

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Reasons

This is a reserved matters application for 266 dwellings, a community centre building and associated infrastructure following the grant of outline consent in 2014. The principle of development has therefore been established and wider impacts such as air quality, traffic management in the town centre and at J28 of the M5 were all resolved at outline stage. This application is to consider the access, appearance, layout, landscaping and scale of the development proposals. Areas at risk of flooding have been set aside as public open space to the satisfaction of the Environment Agency and the proposal incorporates sustainable urban drainage features so as to reduce the risk of flooding off-site. Consideration has been given to the overall effect of the layout, design and scale of the proposed dwellings. The scheme provides for affordable housing, albeit with a different delivery strategy to that in the outline submission and public open space and the road through the site has been designed to a standard capable of taking the traffic associated with the development. Consequently the proposal is considered to comply with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR3, COR4, COR8, COR9, COR11, COR12 and COR14, Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policies AL/DE/1, AL/DE/3, AL/IN/3, AL/IN/6, AL/CU/8 and AL/CU/15 and Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM3, DM4, DM7, DM8, DM14, DM25, DM27 and DM28.

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.

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- 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.

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.

15/01383/FULL	Land at NGR 302925 120050 (Oakbrook Farm) Hockworthy Devon	Erection of an agricultural livestock building	PERCON	DEL	03/11/2015
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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 Prior to the first use of the building, improvements to the access, visibility splay hedge shall have been carried out fully in accordance with the requirements of Condition 4 of planning permission 15/00017/FULL.
- 4 No external lighting shall be used on the building, other than on the West elevation indicated on approved plan Drawing 2 Scale 1:100 received 8th September 2015 facing towards the existing building and highway access, without the Local Planning Authority first granting planning permission.
- 5 The development shall be carried out in full accordance with the approved drawings Block Plan 1:1250, Section 1:200, and Bund 1:50 all of which were received on received 2nd November 2015 and planting specification set out in email correspondence from Lesley McRae received 12th October 2015. The planting, seeding, turfing or earth reprofiling comprised in the approved drawings shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), to meet the specified heights, and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

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 an adequate access is already in place to serve the use of the building hereby approved in the interests of highway safety.
- 4 To ensure the development does not result in unacceptable light pollution to the detriment of the rural character of the area in accordance with DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

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5 To ensure appropriate landscaping in order to reduce the visual impact arising from the development in accordance with policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed agricultural building by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings, and is deemed to be reasonably necessary for the purposes of agriculture. Subject to conditions to ensure landscaping is carried out and improvements are made to the access prior to its first use, the building is considered to comply with COR2 and COR18 of the Core Strategy (Local Plan Part 1), 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 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.

15/01387/FULL	Land at NGR 289382 100104 (Shute Farm) Shute Shobrooke Devon	Erection of a function/conference building and pergola, and formation of new vehicular access	PERCON	DEL	05/11/2015
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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 visibility splays shown on the approved plan shall be constructed prior to the first use of the access hereby permitted. There shall be no obstruction to visibility within these splays over 600mm above road level, and such visibility splays shall be so retained.
- 4 No development shall take place until a strategy of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority, the details of which shall ensure that the proposals does not result in flooding on the highway. The approved development shall be implemented in accordance with the approved strategy prior to the use of the new access hereby approved.
- 5 The site access shall be hardened, surfaced in a bound material, drained and maintained thereafter for a distance of not less than 6.00 metres back from its junction with the public highway.
- 6 The parking areas as shown on the approved plan (drawing no 16921.7J) shall be constructed prior to the first use of the access hereby permitted.
- 7 No development shall take place until a survey to determine the background noise levels (LA90) at the application site has been submitted to and been approved in writing by the Local Planning Authority. The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of the Code of Practice on Environmental Noise Control at Concerts.
- 8 The use of the venue shall be controlled to ensure that the day time music noise level (between the hours of 09:00 - 23:00) shall not at the boundary of any noise sensitive premises exceed the background noise level by 10dB(A) over a fifteen minute period throughout the use of the venue, paying particular attention to the low frequency content of the music level (63Hz and 125Hz octave frequency bands).

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- 9 The use of the venue shall be controlled to ensure that the night time music noise level (between the hours of 23:00 - 09:00) shall not at 3.5m from the façade of any noise sensitive premises exceed 40 dB(A) over a five minute period (LAeq) throughout the night-time duration of when the venue is in use, paying particular attention the low frequency content of the music level (63Hz and 125Hz octave frequency bands).

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site and to safeguard the visual amenity of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2.
- 4 To prevent surface water run off onto the highway.
- 5 In the interest of highway safety.
- 6 In the interests of proper planning and highway safety.
- 7 In order to safeguard the amenities of nearby occupiers in accordance with policy DM2 and DM22.
- 8 In order to safeguard the amenities of nearby occupiers in accordance with policy DM2 and DM22.
- 9 In order to safeguard the amenities of nearby occupiers in accordance with policy DM2 and DM22.

Reasons

The application is the development of a new multipurpose conference venue in the open countryside just off the A377 and with good connections to both Exeter and Crediton. Given the site location and the scale of the development and subject to the conditions as recommended, it is considered that the application scheme will be delivered and operated without adversely affecting the character and/or appearance of the area. The application scheme raises no technical transport issues and the new access will provide a safe access to the site. The proposal would result in approximately 20 metres of hedgerow being removed, however from an assessment point of view it is not considered that this aspect of the proposal, given the overall context and length of hedge, would have an unacceptable adverse impact on the overall character of the area or on potential of the area as a wildlife habitat. The application scheme is not submitted on the basis that there are no other such facilities within the district, however it sufficiently complies with the relevant policies. On this basis 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, DM4, DM8, DM20 and DM24 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 completing the assessment of the application in accordance with a timescale agreed by the applicant. 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
15/01390/FULL	9 Silver Street Thorverton Exeter Devon EX5 5LT	Conversion of garage/workshop/store to ancillary accommodation, replace existing roof tiles with natural slate and install solar panels	PERMIT	DEL	03/11/2015

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development hereby permitted shall be used solely for purposes ancillary to the occupation of the property presently known as 9 Silver Street or by any subsequent name given to the property. The development shall not be sold, let, used or otherwise be disposed of as a separate unit of accommodation.

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 development complies with the requirements of policy DM13 of the Local Plan Part 3 (Development Management Policies), where no other proposed use in separation from the main property has been applied for nor justified.

Reasons

The proposed works by virtue of its scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. The works affect a listed building and the Thorverton Conservation Area, although the impact on these heritage assets is deemed to be acceptable, and would present a viable use of the building, whilst remaining connected to the use of the main property in an ancillary function. As such the proposal is considered to comply with COR2 of the Core Strategy 2007, DM2, DM13 and DM27 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 negotiation 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
15/01391/LBC	9 Silver Street Thorverton Exeter Devon EX5 5LT	Listed Building Consent for the conversion of garage/workshop/store to ancillary accommodation, replace existing roof tiles with natural slate and install solar panels	PERMIT	DEL	03/11/2015

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The roofing works hereby approved shall be carried out in accordance with the approved natural grey slate Sita 27, as agreed at the site on the 19th October 2015. The slate covering shall be so used and retained thereafter.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a material appropriate to the character of the listed building in accordance with DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development affects the setting of a Listed Building although the minor harm caused is considered to be acceptable and is not considered to be sufficient to justify a recommendation of refusal. Furthermore the proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with COR2 of Mid Devon Core Strategy 2007 and Part 12 of the National Planning Policy Framework.

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.

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- 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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01437/FULL	Brendon Cottage Copplestone Crediton Devon EX17 5NZ	Erection of wooden garage and store/workshop/shelter following demolition of existing garage and barn	PERMIT	DEL	05/11/2015

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 application scheme for the erection of a wooden garage and store and store/workshop/shelter following the demolition of existing garage and barn within the curtilage of Brendon Cottage is considered to be supportable in policy terms as a matter of principal. The scale and design of the replacement buildings are considered to respect the character, scale, setting of the existing dwelling which is a listed building, and its surroundings. Overall it is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties. The proposal are considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, 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.

15/01441/FULL	Land at NGR 273028 107037 Polbury (Bury Barton Farm) Lapford Devon	Erection of an extension to existing agricultural building	PERMIT	DEL	02/11/2015
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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 developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and finds.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with Paragraphs 80-81 of the National Planning Policy Framework and the supporting text in Paragraph 5.3 of Policy DM27 of the Local Plan Part 3 (Development Management Policies), that an appropriate record is made of archaeological evidence that may be affected by the development.

Reasons

The application for the erection of an extension to an existing agricultural building at Polbury, (Bury Barton Farm), Lapford is considered supportable in policy terms given the identified need for additional space on the holding. The proposed extension will provide further space to house livestock, and the extension will be similar in terms of design and appearance. Whilst the proposed agricultural building will be visible from outside the site, it will be viewed within a rural landscape and as an extension to an existing building, and therefore is not considered to have an adverse impact on the local landscape character and visual amenities of the area. Subject to the condition regarding further archaeological evaluation it is not considered that the application scheme will result in harm to any localised heritage assets. The application scheme raises no transport and/or access issues. On this basis 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, DM22 and DM27 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.

15/01455/FULL	Woodhay Cheriton Bishop Exeter Devon EX6 6HF	Erection of single storey front extension	PERMIT	DEL	02/11/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

This application is for a single storey ground floor front extension to a residential dwelling and is considered supportable in policy terms. The proposed extension will provide additional living space which is an appropriate scale and design given the location at the front of the house. It is not considered that the proposed extension will not result in an overdevelopment of the curtilage of the dwelling, and it is not considered that there would be any adverse impacts on the amenity of occupiers of any neighbouring properties. 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.

15/01461/FULL	Locksley Coldridge Crediton Devon EX17 6AY	Conversion of existing garage to additional accommodation	PERMIT	DEL	04/11/2015
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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 conversion of existing garage to additional accommodation is supportable in policy terms. The proposal includes minimal alteration to the external appearance of the building, overall the design of the scheme is considered to respect the character, scale, setting and overall design of the existing dwelling. There are sufficient parking spaces within the curtilage of the dwelling such that parking provision will be compliant with policy DM8. The Local Planning Authority is satisfied that the proposal would not result in over-development of the curtilage or have any significant adverse impacts on the amenity of occupiers of nearby properties. The application scheme is considered to be in accordance with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM13 of the Mid Devon 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01481/FULL	Great Heale Yeoford Crediton Devon EX17 5HA	Variation of conditions 4, 5, 8, 9 and 11 to change wording from 'Within 3 months of the date of this permission' to 'Prior to the commencement of development' and removal of Condition 10 as it is included in conditions 8 and 11 of planning permission 15/	PERCON	DEL	05/11/2015

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The roof covering of the development hereby permitted 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(s). Such approved slate shall be so used and retained.
- 4 Prior to the commencement of the development working details of the new external frames, windows and rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors, doorframes, windows and rooflights shall be in accordance with these approved details, and be so retained.
- 5 Prior to the commencement of the development, working details to scale 1:50 of the proposed walkway and spiral stairs shall be submitted to and approved in writing by the Local Planning Authority. Installation of the walkway and stairs shall be in accordance with the approved details and be so retained.
- 6 The proposed roof light to the new kitchen window shall be fitted flush with the surface of the slate on the roof slope.
- 7 Unless otherwise agreed in writing by the Local Planning Authority, any new rainwater goods shall be in cast aluminium or cast iron and painted.
- 8 Prior to the commencement of development, full details of the glazing system, including colour link shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the glazing will not cause distorted reflections. Installation of the glazing system shall be in accordance with the approved details and be so retained.
- 9 Prior to the commencement of development, full details of the proposed repairs or reconstructions or pointing of any external or internal walls shall be submitted to and approved in writing by the Local Planning Authority. This work shall be carried out in accordance with these details and be so retained.
- 10 Prior to the commencement of development, full details of the proposed repairs to existing external joinery shall be submitted to and approved in writing by the Local Planning Authority. The existing joinery shall not be discarded without the prior approval of the Local Planning Authority. This work shall be carried out in accordance with these approved details and be so retained.
- 11 The mitigation works contained in the Devon Wildlife Report No. 14/2746 dated March 2015 shall be implemented and completed in accordance with the requirements of those reports.

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 a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
4		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
5		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
6		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
7		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
8		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
9		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
10		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
11		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			

Reasons

The proposed alterations and removal of one condition are considered reasonable as detailed above in the context of this proposal. These changes will not affect the nature or detail of the work proposed which is still considered to be acceptable within the policy context. The proposal is considered to be acceptable in accordance with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM13 and DM27 of the 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 with agent. 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
15/01482/LBC	Great Heale Yeoford Crediton Devon EX17 5HA	Listed Building Consent for variation of conditions 5, 8, 9 and 10 of Listed Building Consent 15/00666/LBC to change wording from 'Within 3 months of the date of this permission' to 'Prior to the commencement of works'	PERCON	DEL	05/11/2015

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The roof covering of the development hereby permitted 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(s). Such approved slate shall be so used and retained.
- 4 No development shall begin until working details of the new external doors, door frames, windows and rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors, doorframes, windows and rooflights shall be in accordance with these approved details, and be so retained.
- 5 Prior to the commencement of development, working details to scale 1:50 of the proposed walkway and spiral stairs shall be submitted to and approved in writing by the Local Planning Authority. Installation of the walkway and stairs shall be in accordance with these approved details and be so retained.
- 6 The proposed roof light to the new kitchen window shall be fitted flush with the surface of the slate on the roof slope.
- 7 Unless otherwise agreed in writing by the Local Planning Authority, any new rainwater goods shall be in cast aluminium or cast iron and painted.
- 8 Prior to the commencement of development, full details of the glazing system, including colour, for the glazed link shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the glazing will not cause distorted reflections. Installation of the glazing system shall be in accordance with these approved details and be so retained.
- 9 Prior to the commencement of development, full details of proposed repairs or reconstructions or pointing of any external or internal walls shall be submitted to and approved in writing by the Local Planning Authority. This work shall be carried out in accordance with these approved details and be so retained.
- 10 Prior to the commencement of development, full details of the proposed repairs to existing external joinery shall be submitted to and approved in writing by the Local Planning Authority. The existing joinery shall not be discarded without the prior approval of the Local Planning Authority. This work shall be carried out in accordance with these approved details and be so retained.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
5		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
6		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
7		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
8		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
9		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
10		To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			

Reasons

The proposed alterations to the kitchen roof and the creation of the glazed link will not result in significant harm to the historic fabric or setting of the building and the public benefits of achieving good circulation in the house ensure its future proper upkeep. On this basis the proposal is considered to be acceptable in accordance with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM27 of the Local Plan Part 3 (Development Management Policies).

15/01488/FULL	13 Lower Town Halberton Tiverton Devon EX16 7AU	Erection of outbuilding	PERMIT	DEL	06/11/2015
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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 new building is to be used as incidental purposes only associated with the dwelling on site and not to be used for any commercial activity.

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 there is no additional traffic generated to the site and to ensure the use is related to the residential use of the site only.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed new workshop by virtue of its location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling or its surroundings. As such the proposal is considered to comply with Policies DM2, DM8 and DM13 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 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.

15/01490/FULL	Universal Office Solutions Ltd Marsh Road Lords Meadow Industrial Estate Crediton Devon EX17 1EU	Erection of a porch, installation of new windows and internal alterations	PERMIT	DEL	05/11/2015
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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 for the erection of a porch, installation of new windows and internal alterations at the site is considered to be acceptable in policy terms. The external alterations to the building are considered to respect the character of the building, the adjacent buildings and the street scene of the area. The installation of new windows will look directly towards the neighbouring building, however given the context of the site and the nature of the use of the buildings as employment spaces, it is not considered that there would be any significant adverse impacts on the amenity of occupiers of the neighbouring building. The relocation of the office to the first floor level, and creation of a new showroom area is not considered to result in a significant increase in traffic on the local highway. On this basis the proposals are considered to sufficiently comply with the following policies Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR15, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM17 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01491/FULL	35 Tidcombe Lane Tiverton Devon EX16 4DZ	Erection of a detached garage	PERMIT	DEL	06/11/2015

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 current proposal is acceptable in that the proposed garage is a redesign of a garage already granted planning permission. The proposed garage has a similar footprint to that previously approved but is much simpler in design and an improvement on the previous version in terms of design and impact on the street scene and will not lead to any additional loss of privacy or amenity for neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 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 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.

15/01493/FULL	Horizon Lapford Crediton Devon EX17 6PZ	Erection of two-storey extension following demolition of existing garage and erection of detached double garage	PERMIT	DEL	02/11/2015
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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 window shown on the rear of the extension (south elevation) as shown on the approved plans shall be obscure-glazed and 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3		To safeguard the privacy and amenity of the occupiers of neighbouring properties in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).			
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Reasons

The application for the erection of a two-storey extension following demolition of existing garage and erection of detached double garage at Horizon, Lapford is considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Subject to conditions it is not considered that the application scheme would result in adverse conditions for the neighbours sufficiently to justify refusing the application. On this basis the proposals are considered to sufficiently comply with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and 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.

15/01508/FULL	Spillifords Lower Washfield Tiverton Devon EX16 9PE	Variation of Condition (2) of planning permission 14/01841/FULL to allow the substitution of previously approved plans	PERCON	DEL	06/11/2015
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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 their use, details/samples of the materials to be used for the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include details of the setting out of the external cladding in relation to the window and other openings.
- 4 Before its implementation, details of a hard and soft landscaping scheme, including details of any changes proposed in existing ground levels, surfacing materials, planting and boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. Such approved landscaping scheme shall be carried out within 9 months of the substantial completion of the development and any trees or plants which, within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 5 The development shall be carried out in accordance with the protected species mitigation detailed in the Seasons Ecology report dated December 2013 - August 2014.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 (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 and D of Part 1 relating to enlargement, improvement or alteration of the dwelling or its roof, or the construction of a porch shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 The use of the property known as Spillifords shall cease its use as a dwellinghouse no later than one calendar month after the date when the replacement dwelling hereby permitted is first occupied and the original dwelling shall be demolished and all materials resulting from the demolition shall be removed from, or recycled on the site within one year of that date.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure materials and detailing appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the adequate protection of species and habitats that may be affected by the development in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 6 To ensure the size of the replacement dwelling reflects the requirements of policy DM12 of the Local Plan Part 3 (Development Management Policies) and to ensure the development makes a positive contribution to the visual amenities of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 The permission is for a replacement dwelling in the open countryside where the erection of new dwellings is strictly controlled. The Local Planning Authority wish to ensure that not more than one dwelling occupies the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and Policy DM12 of Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that alterations to the replacement dwelling are considered to result in a dwelling that is appropriately scaled and designed for its location and its relocation within the site has been justified. Subject to detailing, the replacement dwelling is not considered to materially detract from the rural character of the area. Access from the highway will be improved, the proposal is not considered to increase flood risk or have an adverse effect on the privacy and amenity of neighbouring residents. Subject to mitigation, the proposal is not considered to harm protected species. The proposal is considered to comply with the requirements of relevant policies: COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM2, DM8, DM12, DM14 and DM15 of the 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.

15/01509/PNSOL	Heathcoat Fabrics(Weaving Shed 1) West-Exe North Tiverton Devon EX16 5LL	Prior Notification for the installation of 961 Solar Photovoltaics (PV) panels with a capacity of 249.86 Kwp (solar)	APA	DEL	04/11/2015
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Conditions

- 1 The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The installation of solar PV equipment at the above site is acceptable in that it will not cause unacceptable harm on the character and appearance of the surrounding area, or the setting of any heritage asset. The proposal will not produce an unacceptable level of glare on the occupiers of neighbouring land, and this prior approval is acceptable. The Local Planning Authority is satisfied with the proposals indicated in your prior approval application, and you may now proceed in accordance with the agreed details.

15/01512/FULL	Land at NGR 302515 124532 (Northmead) Clayhanger Devon	Erection of an agricultural livestock and storage building	PERMIT	DEL	02/11/2015
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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

It is considered that the proposed development appears to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape. The living conditions of nearby residential properties would not be harmed. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Mod 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 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.

15/01519/PNSOL	Heathcoat Fabrics(Warp Knit Ind/Synch/Warp) West-Exe North Tiverton Devon EX16 5LL	Prior Notification for the installation of 374 Solar Photovoltaics (PV) panels with a capacity of 97.24 Kwp (solar)	APA	DEL	04/11/2015
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Conditions

- 1 The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The installation of solar PV equipment at the above site is acceptable in that it will not cause unacceptable harm on the character and appearance of the surrounding area, or the setting of any heritage asset. The proposal will not produce an unacceptable level of glare on the occupiers of neighbouring land, and this prior approval is acceptable. The Local Planning Authority is satisfied with the proposals indicated in your prior approval application, and you may now proceed in accordance with the agreed details.

15/01520/PNSOL	Heathcoat Fabrics(Central Finishing) West-Exe North Tiverton Devon EX16 5LL	Prior Notification for the installation of 253 Solar Photovoltaics (PV) panels with a capacity of 65.78 kwp (solar)	APA	DEL	04/11/2015
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Conditions

- 1 The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer required.

Reasons

The installation of solar PV equipment at the above site is acceptable in that it will not cause unacceptable harm on the character and appearance of the surrounding area, or the setting of any heritage asset. The proposal will not produce an unacceptable level of glare on the occupiers of neighbouring land, and this prior approval is acceptable. The Local Planning Authority is satisfied with the proposals indicated in your prior approval application, and you may now proceed in accordance with the agreed details.

15/01531/FULL	19 Tamarind Willand Cullompton Devon EX15 2SR	Erection of two-storey extension and installation of access ramp	PERCON	DEL	02/11/2015
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until details of the proposed foundation design and a construction method statement to include measures to protect the adjacent trees and their root systems, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

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 development does not negatively impact upon the adjacent trees that are subject to a Tree Preservation Order.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed extension and access ramps 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, DM8 and DM13 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 pre-application 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.

15/01535/FULL	Age UK Mid Devon Haven Centre Broad Lane Tiverton Devon EX16 5HE	Erection of conservatory (Revised scheme)	PERMIT	DEL	06/11/2015
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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 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) and DM2 and DM25 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01576/FULL	Furze Park Station Road Yeoford Crediton Devon EX17 5HZ	Erection of a single storey extension	PERMIT	DEL	02/11/2015

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 application for the single storey ground floor extension to the residential dwelling, a detached bungalow in Lapford, is considered supportable in policy terms. The proposed extension will provide additional living accommodation of a similar siting, layout and scale on the site. It is not considered that the proposed extension will not result in an overdevelopment of the curtilage of the dwelling, and/or affect the living conditions of any neighbouring occupiers. Given this assessment the application is considered to comply with the following policies; COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and 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.

15/01693/CLP	20 Marguerite Road Tiverton Devon EX16 6TD	Certificate of Lawfulness for the proposed conversion of attached garage into additional accommodation	PERMIT	DEL	06/11/2015
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Conditions

- 1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.