

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01078/FULL	Pownes House 52 High Street CREDITON DEVON EX17 3JX	Conversion of storage building to residential annexe	PERCON	DEL	11/11/2015

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 annex accommodation above hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as Pownes House, 52 High Street), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.
- 4 Prior to their installation, details of the new external windows including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows shall be in accordance with these approved details, and be retained 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 safeguard the amenity of occupiers of the existing dwelling in accordance with the requirements of policy DM13 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the works, in order to safeguard the character and appearance of the listed buildings in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM27.

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 issuing the decision 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.

15/01084/LBC	Pownes House 52 High Street CREDITON DEVON EX17 3JX	Listed Building Consent for conversion of storage building to residential annexe	PERMIT	DEL	11/11/2015
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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.

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Reasons

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

Reasons

The application is for the conversion of storage building within the curtilage of a grade III listed building into residential annexe. The building can be converted without significant extension or alteration. The design of the proposed conversion would respect the character and appearance of the existing building and the adjacent listed buildings. The proposal would not harm the character of the setting of the listed buildings or the Crediton Conversation Area. On this basis the proposal is considered to be in accordance with policy DM27 of Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

15/01164/FULL	Drews Farm Ashill Cullompton Devon EX15 3NJ	Conversion of attached barns to ancillary accommodation, and erection of single storey extension to rear	PERCON	DEL	10/11/2015
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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 in respect of the barn conversion shall begin until a schedule of works required to secure the safety and stability of the building during the conversion has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion works.
- 4 A sample panel of between 1 and 2 square metres in size of the proposed stone, indicating colour, texture, pointing, mortar (lime and coursing), to be used for the external plinth walls of both the replacement wall to the barn and the new lean-to kitchen hereby permitted shall be provided on site, such panel to be approved in writing by the Local Planning Authority, prior to its use on the building. Such approved stone colour, texture, pointing, mortar and coursing shall be used and be so retained.
- 5 No zinc works shall begin until details of the type, colour and the design to be used to cover the roofs of the development have been submitted to, and approved in writing by the Local Planning Authority. The roofing shall be carried out in accordance with these approved details.
- 6 All roof lights to be flush fitting with the plane of the roof.
- 7 The vertical larch cladding is to be left untreated, and be so retained.
- 8 Any new render shall be lime putty with lime wash finish to match in colour, style, and texture that of the main house, and be so retained.
- 9 The replacement to the cob barn wall which has failed shall be reconstructed in mass cob or cob blocks set on a stone plinth and rendered in accordance with Condition 7 of this approval
- 10 10.Prior to any hard or soft landscaping works being undertaken, the following details are to be submitted to and approved in writing by the Local Planning Authority: a.any changes in ground levels, b.details of all retaining wall(s), c.details of all landscaping materials, and d.details of any surfacing within the front courtyard. Such approved details and materials only shall be used and be so retained.

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- 11 The development shall be carried out in accordance with the mitigation measures set out in the submitted Preliminary Ecological Appraisal Report Dated 18th May 2015 undertaken by Blackdown Environmental and the subsequent Bat Emergence Survey and Bat Mitigation Plan report dated 13th October 2015 undertaken by Eclogie.

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 safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM13 and DM27.
- 4 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM13 and DM27.
- 5 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM13 and DM27.
- 6 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM13 and DM27.
- 7 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM13 and DM27.
- 8 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM13 and DM27.
- 9 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM13 and DM27.
- 10 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM13 and DM27.
- 11 To ensure protected species are catered for and protected during and after any works are undertaken.

Reasons

The proposed development affects a Listed Building. The proposed works and development for the conversion of the barns to ancillary accommodation, the removal of existing tin sheds and replacement lean-to extension, along with the widening of the main entrance and removal of the willow tree are not considered to harm the character and appearance of the Listed Building or its surroundings, or the privacy or amenity of the occupiers of any other dwelling. The site is located within a conservation area, although it is not considered that the development detracts from the character or appearance of the Conservation Area and should enhance the immediate surroundings. As such the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM11, DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre-application discussions 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
15/01165/LBC	Drews Farm Ashill Cullompton Devon EX15 3NJ	Listed Building Consent for internal and external alterations, including conversion of attached barns to ancillary accommodation, erection of single storey extension to rear, replacement of existing thatch, replacement of chimney stacks, insertion of an a	PERCON	DEL	10/11/2015

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 No works shall be carried out until a schedule of works (or schedules of works relating to each individual element of the proposal) has/have been submitted to and approved in writing by the Local Planning Authority. Where new features are proposed to be installed (including, but not exclusively featuring, rainwater goods, roof structure and covering, existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features), details or samples of their construction and appearance shall be submitted to and approved in writing by the Local Planning Authority alongside and as an integral part of the schedule(s) of works. The agreed schedule(s) shall be strictly adhered to during the works and the works so approved shall be permanently retained.
- 4 No works in respect of the barn conversion shall begin until a schedule of works required to secure the safety and stability of the building during the conversion has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion works.
- 5 A sample panel of between 1 and 2 square metres in size of the proposed stone, indicating colour, texture, pointing, mortar (lime and coursing), to be used for the external plinth walls of both the replacement wall to the barn and the new lean-to kitchen hereby permitted shall be provided on site, such panel to be approved in writing by the Local Planning Authority, prior to its use on the building. Such approved stone colour, texture, pointing, mortar and coursing shall be used and be so retained..
- 6 Any new render shall be lime putty with lime wash finish to match in colour, style, and texture that of the main house, and be so retained.
- 7 No thatching works shall begin until details of the style of thatching and the materials to be used to cover the roofs of the development have been submitted to, and approved in writing by the Local Planning Authority. The thatching shall be carried out in accordance with these approved details.
- 8 No zinc works shall begin until details of the type, colour and the design to be used to cover the roofs of the development have been submitted to, and approved in writing by the Local Planning Authority. The roofing shall be carried out in accordance with these approved details.
- 9 Prior to the installation of any windows and doors, working details of the new doors/door frames/windows/ rooflights, including sections, mouldings and profiles, finishes, materials and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/ rooflights shall be in accordance with these approved details, and be so retained.
- 10 All roof lights to be flush fitting with the plane of the roof.
- 11 The vertical larch cladding is to be left untreated, and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
12		The replacement to the cob barn wall which has failed shall be reconstructed in mass cob or cob blocks set on a stone plinth and rendered in accordance with condition 6 of this approval.			
13		The bricks removed from the front wall in order to widen the access are to be re-used (where possible) to finish off the end of the existing wall or provide a return into the site and retain the garden. Any new walling shall match in material, colour, style, bonding and texture that of the existing brick wall.			
14		No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.			
15		15.Prior to any hard or soft landscaping works being undertaken, the following details are to be submitted to and approved in writing by the Local Planning Authority: a.any changes in ground levels, b.details of all retaining wall(s), c.details of all landscaping materials, and d.details of any surfacing within the front courtyard. Such approved details and materials only shall be used and be so retained.			
16		No works shall take place within the front courtyard, including the removal of any cobbles or other ground disturbances, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which is to be submitted to and approved in writing by the Local Planning Authority. All works to the front courtyard shall proceed only in accordance with such approved scheme.			

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 that the works carried out are appropriate to the character and appearance of the building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.
- 5 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.
- 6 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area and character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.
- 7 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.
- 8 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.
- 9 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the character and appearance of the conservation area and character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.
- 10 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.
- 11 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
12		To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.			
13		To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.			
14		To safeguard the appearance of the building and the visual amenities of the locality in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.			
15		In order to provide a reasonable opportunity to record the history of this area of the site and to comply with Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27.			
16		To ensure that an appropriate record is made of archaeological evidence tht may be affected by the development in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed development affects a Listed Building. The proposed works/development are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1), Policy DM27 of the Local Plan Part 3 (Development Management Policies), and is compliant with the National Planning Policy Framework.

15/01270/FULL	77 Knightswood Cullompton Devon EX15 1EX	Creation of new window in gable end wall at 1st floor level	PERMIT	DEL	13/11/2015
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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 seeks permission for the formation of a new window at first floor level to a house on Knightswood estate in Cullompton. It is considered that the proposed window is acceptable in terms of how it effects the appearance of the house, and it is not considered that it would harm the living conditions of any neighbouring property in terms of overlooking. The proposal is in accordance with Policies COR2 and COR14 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2 and DM13 of the Local Plan Part 3 and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01363/LBC	2 Newcourt Cottages Langford Cullompton Devon EX15 1SE	Listed Building Consent for the erection of a conservatory	REFUSE	DEL	11/11/2015

Reasons

- 1 The proposed extension by reason of its design and materials would be detrimental to the character and appearance of the listed building comprising 2 and 3 Newcourt Cottages contrary to policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and paragraphs 132 and 134 of the National Planning Policy Framework.

15/01430/FULL	Lee Mount Copplesstone Crediton Devon EX17 5NF	Erection of garden shed	PERCON	DEL	13/11/2015
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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 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.

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/works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, COR17 Local Plan Part 3 (Development Management Policies) DM2, DM27

Reasons

The proposed garden building by virtue of its overall scale, massing design and location within the site curtilage 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 or the setting of the listed building which is a listed building. As such the proposal is considered to comply with policies COR2 and COR17 of Mid Devon Core Strategy (Local Plan part 1) and DM2, DM13 and DM27 of 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 a site visit on 29th September 2015. 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
15/01454/OUT	Orchard Cottage St Lawrences Green Crediton Devon EX17 2BE	Outline for the erection of 3 dwellings (Revised Scheme)	PERCON	DEL	13/11/2015

Conditions

- 1 No development shall begin until detailed drawings to an appropriate scale of the layout, scale and appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called the Reserved Matters) shall be submitted to and be approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.
- 4 The detailed drawings required to be submitted by Condition 1 shall include the following additional information: boundary treatments, existing and proposed site levels, finished floor levels, materials, foul and surface water drainage.
- 5 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- 7 Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:
 - (a) The timetable of the works;
 - (b) Daily hours of construction;
 - (c) Any road closure and/or where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
 - (d) Hours during which delivery and construction traffic will travel to and from the site;
 - (e) The number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
 - (f) The compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
 - (g) Details of the amount and location of construction worker parking.
 Works shall take place in accordance with the approved details.
- 8 The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.
- 9 No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splays, access drive and access drainage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.

Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.
- 2 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.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To enable the Local Planning Authority to consider the impact of the development particularly on the occupiers of the neighbouring properties and the character of the area in accordance with Local Plan Part 3 (Development Management Policies) Policies DM2 and DM14.			
5		For the avoidance of doubt and in the interests of proper planning.			
6		To ensure that any unexpected contamination risks are appropriately managed and remediated.			
7		To ensure that the proposed development does not harm the amenity of neighbouring properties and in the interests of highway safety.			
8		To prevent mud and other debris being carried onto the public highway.			
9		To ensure that adequate facilities are available for the traffic attracted to the site.			

Reasons

The application proposal seeks outline planning permission for the erection of three dwellings at Orchard Cottage, St Lawrence's Green is considered to be supportable in policy terms subject to the submission and satisfactory resolution of the reserved matters. The site is within the settlement boundary of Crediton, therefore the principle of residential development in this location is considered to be acceptable in accordance with policy COR15 of the Mid Devon Core Strategy. The Local Planning Authority considers that the proposal would not result in harm to the character of the area, the amenity of neighbouring properties or on highway safety. The applicant has made the necessary contributions in accordance with the requirements of Policy AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) in respect of public open space and air quality. All other matters are reserved for consideration at this stage. Overall the Local Planning Authority is satisfied that the proposal is acceptable in accordance with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR1, COR2 and COR15, Allocations and Infrastructure Development Plans Document (Local Plan Part 2) AL/IN/3 and AL/CRE/8, Local Plan Part 3 (Development Management Policies) DM1 and DM2 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 discussions with 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.

15/01475/FULL	Land at NGR 289599 119463 (Thorne Farm) Stoodleigh Devon	Erection of building to house six isolation stables and storage for solar equipment	PERCON	DEL	09/11/2015
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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 Within 9 months of the substantial completion of the development, additional landscaping shall be provided along the northern elevation of the building hereby permitted, in accordance with details that shall have firstly been submitted to and approved in writing by the Local Planning Authority. Such approved landscaping shall be so retained and within a period of 5 years from the implementation of the approved scheme, any trees or plants that die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

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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 the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the development is considered to be reasonably necessary for agricultural and equestrian purposes on the holding and to provide housing and storage for electricity generating equipment. Subject to additional screening to the north, the proposal is not considered to harm the character and appearance of the area and is not considered to harm the amenities of any nearby residents. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM2, DM22 and DM23 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 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.

15/01483/FULL	Stables Newland Farm Cullompton Devon	Conversion of stable building to a dwelling with associated works	PERCON	DEL	13/11/2015
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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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1, or Classes A, B, C of Part 2 of Schedule 2, relating to the enlargement of the dwellinghouses, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the dwellings curtilages without the Local Planning Authority first granting planning permission.
- 4 The development hereby approved shall be carried out in accordance with the recommendations set out in sections 4.1 and 4.2 of the Richard Green ecology Protected Species Survey dated August 2015 submitted as part of the application. No external lighting is permitted without the submission of details to and the prior approval of the Local Planning Authority prior to its installation.

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 safeguard the character and appearance of the building and character and appearance of the area in accordance with Policies DM2 and DM27 of the Local Plan Part 3: (Development Management Policies) and Part 7 of the National Planning Policy Framework			
4		To ensure the development does not cause harm to any European Protected Species and mitigate possible impacts upon local wildlife in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed conversion of a stable building to a dwelling with associated works at Newland Farm, Cullompton is considered to be an appropriate conversion of substantial buildings that positively contribute towards the areas rural character. The dwelling to be provided has a suitable existing access, conversion works can be accommodated without significant alteration, extension or rebuilding, and the design will retain the buildings original character. The applicant has made the necessary contributions in accordance with the requirements of Policies AL/IN/3 and AL/CU/15 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) in respect of public open space and air quality. On this basis the development is considered to be in accordance with Policies DM1, DM2, DM8, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies), AL/IN/3 and AL/CU/15 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) 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.

15/01488/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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/01491/FULL	35 Tidcombe Lane Tiverton Devon EX16 4DZ	Erection of a detached garage	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 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.

15/01492/FULL	Higher Trickeys Cottage Morebath Tiverton Devon EX16 9AL	Installation of 11 replacement windows and 3 doors	REFUSE	DEL	13/11/2015
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Reasons

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

- 1 The introduction of a UPVC double glazed window is not sympathetic to the historic character of the building. The window is not appropriate in terms of detailed design and detracts from the appearance of the Grade II Listed Building contrary to the objectives of COR2 of Mid Devon Core Strategy 2007, the National Planning Policy Framework and DM27 of Local Plan Part 3 (Development Management Policies), which seek to preserve the special character or historical interest of Listed Buildings.

15/01494/LBC	Higher Trickeys Cottage Morebath Tiverton Devon EX16 9AL	Listed Building Consent for installation of 11 replacement windows and 3 doors	REFUSE	DEL	13/11/2015
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Reasons

In this case, the proposal would not preserve the grade II listed building or its setting or any features of special architectural or historic interest that it possesses through the loss of historic fabric and the resulting change in the appearance of the building. This would not be outweighed by the benefits arising from an improvement in energy efficiency. The proposed alterations would result in the loss of significant historic fabric and the proposed alterations are considered to have an adverse impact on the special interest of this Grade II listed building and would therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy 2007, NPPF paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies).

Reasons

- 1 Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the local planning authority have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The application proposes the removal of all 5 windows on the front, principal elevation of the Grade II listed building, 4 gable windows and doors and 5 windows and doors on the rear elevation and their replacement with PVCU double glazed units. Insufficient evidence has been submitted to show that other options have been explored to either repair the windows or improve their thermal efficiency before options involving the loss of historic fabric and details are proposed. Furthermore, insufficient justification has been advanced to outweigh the harm identified. The current proposal therefore does not follow good conservation practice as it involves the wholesale replacement of historic windows which are mentioned specifically in the listing. The loss of the existing fabric would harm the significance and special interest of this building. The proposal is therefore contrary to the objectives of COR2 of Mid Devon Core Strategy 2007, the National Planning Policy Framework and DM27 of Local Plan Part 3 (Development Management Policies), which seek to preserve the special character or historical interest of Listed Buildings.
- 2 The introduction of double glazed windows and doors is not sympathetic to the historic character of the building. The windows and doors are not appropriate in terms of detailed design and detract from the appearance of the Grade II Listed Building contrary to the objectives of COR2 of Mid Devon Core Strategy 2007, the National Planning Policy Framework and DM27 of Local Plan Part 3 (Development Management Policies), which seek to preserve the special character or historical interest of Listed Buildings.

15/01497/FULL	Loyton Lodge Morebath Tiverton Devon EX16 9AS	Erection of single storey function room extension	PERMIT	DEL	10/11/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposed extension is deemed to be reasonably necessary to support the growth of a well-established tourism and leisure business. The extension will utilise an otherwise underused area of land adjacent to the existing building without harm to the overall design and character of the existing building, or to the privacy or amenity of others. Therefore the scheme is found to be acceptable by virtue of its scale, massing, design and location, and is considered to comply with COR2 and COR18 of the Core Strategy (Local Plan Part 1), DM2 and DM2of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is hereby granted subject to conditions.

Reasons

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

15/01507/FULL	Land and Buildings at NGR 287890 104887 (Hawthorn Gardens) Stockleigh Pomeroy Devon	Retention of 2 residential caravans for seasonal workers, and a storage shed	PERCON	DEL	11/11/2015
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Conditions

- 1 The date of commencement of this development shall be taken as 17th September 2015 when the application was registered by the Local Planning Authority
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule in the decision notice.
- 3 The caravans hereby approved shall be limited to no more than 12 persons in total at any one time and shall only be occupied by seasonal workers employed in agricultural business in association with Hawthorne Gardens and for no other purpose .There shall be no occupation of either caravan as a person's sole or main place of residence.
- 4 Following the grant of this permission, with immediate effect, a record of occupancy of each of the residential caravans shall be kept, which shall be kept up to date and made available for inspection by the Local Planning Authority at all reasonable times upon request.
- 5 There shall be no more than 2 no. caravans at the site at any one time.
- 6 No external lighting shall be installed on the site without the prior written approval of the Local Planning Authority.
- 7 Within 3 months of this consent, a landscape scheme shall be submitted to the Local Planning Authority for approval to ensure the soft screening of the caravans when viewed from the public highway to the south. All planting, seeding, turfing or earth re-profiling comprised in the approved details of landscaping shall be carried out within 9 months of the date of this consent (or phase thereof) and any trees or plants which, within a period of 5 years and 9 months from the date of this consent die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		Within 3 months of the date of this consent, a management plan for the operation of the use (to include maintenance of the caravans and building and common areas, litter collection and disposal) shall be submitted to and approved in writing by the Local Planning Authority .The operation and use of the site shall thereafter be in accordance with the approved management plan.			
9		If the caravans are not used for accommodating seasonal agricultural workers during two consecutive calendar years ,from the date of this consent ,of if at any time they are no longer required for accommodating seasonal agricultural workers , they shall be removed from the site and the land upon which they are sited shall be restored to its previous agricultural condition in accordance with a scheme of work to be submitted for approval in writing by the Local Planning Authority and within 3 months of the prior cessation of such residential use . The restoration works shall be carried out as so approved within 6 months of the above date.			

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 For the avoidance of doubt and having regard to the submitted details and nature of the application. The need for the caravans is dependent on the use of the land for vegetable and soft fruit production and also having regard to the requirements of policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 4 To enable the Local Planning Authority to monitor the occupation of the mobile homes to ensure that the establishment of a permanent residential use with unrestricted occupation of the site does not take place contrary to planning policy, having regard to policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM10 and guidance in the National Planning Policy Framework.
- 5 In order to define the permission and for the avoidance of doubt.
- 6 In the interests of protecting the visual amenities of the area having regard to policies COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 8 In the interests of protecting the visual amenities of the area having regard to policies COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).
- 9 In the interests of protecting the visual amenities of the area having regard to policies COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application seeks retrospective planning permission for the continuous siting of 2 no.mobile home units to be occupied by seasonal workers, together with a small storage shed. The units are located so they are close to the main agricultural holding to which they relate and are located such that they will not adversely impact on the wider landscape or the amenity of neighbouring residents. It has been demonstrated that there is a functional need for the caravans to serve the agricultural requirements of the holding and there remains every prospect that this business can continue to move forward as an economically sustainable business in this area, and continue to provide local employment to the benefit of the rural economy. As such the proposals, subject to conditions, are considered to sufficiently comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) polices DM2, DM10 and DM22 of the Local Plan Part 3 (Development Management Policies), and guidance in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/01508/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.

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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 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.

15/01535/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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/01540/FULL	37 Station Road Cullompton Devon EX15 1BQ	Installation of replacement front door	PERMIT	DEL	10/11/2015
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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 proposed timber door by virtue of its design, appearance and material is not considered to harm the character and appearance of the dwelling or the setting of the Cullompton conservation area. As such the proposal is considered to comply with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM27 of the Local Plan Part 3, and Part 7 of 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.

15/01559/FULL	Romandy Lapford Crediton Devon EX17 6QS	Erection of extension to front	PERMIT	DEL	12/11/2015
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for the erection of an extension to the front of Romandy, Lapford is considered to be supportable in policy terms. The overall scale and massing of the scheme is considered to be respectful to the character and design of the existing house. The extension has been designed with a blank front facing elevation, which although could be considered austere given the site location and the inter-visibility with the street scene it is not considered a reason which would justify a refusal of planning permission. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 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.

15/01566/FULL	31 Sunnymead Coplestone Crediton Devon EX17 5NQ	Erection of side extension and provision of parking space	PERMIT	DEL	11/11/2015
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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 first occupation of the extension hereby approved, the additional parking space to the front of the dwelling, shall be provided in accordance with the approved plans and retained 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 the dwelling retains two parking spaces in accordance with policy DM8.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of a single storey side extension is considered to be supportable in policy terms. The design, scale and material palette is considered to respect the character and appearance of the existing dwelling and the wider street scene. Although the proposed extension would provide a further two bedrooms to the side of the property, the Local Planning Authority is satisfied that the size of the curtilage is sufficient to accommodate the additional floor space without resulting in over development of the curtilage. It is noted that within the garage extension of the neighbouring property there is a ground floor window that would look directly towards the proposed extension. Notwithstanding this the Local Planning Authority considers that the proposed extension would not result in an oppressive environment for the occupiers of the neighbouring dwelling or result in any significant adverse impacts in terms of loss of light, overlooking or loss of privacy. The proposed scheme includes provision of an additional parking space to the front of the property, the Local Planning Authority considers that this would not result in any significant adverse impacts in terms of highway safety or the impact on the visual amenity of the area. The proposed scheme is considered to be acceptable in accordance with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 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.

15/01578/FULL	Knightshayes Park Bolham Devon	Creation of play area using fallen trees	PERMIT	DEL	10/11/2015
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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 proposed play area by virtue of its design and location is not considered to harm the character, appearance or historic interest of the Knightshayes Historic Park and Garden, the open countryside setting or the privacy and amenity of nearby properties. As such the proposal is considered to comply with the Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and COR18 and the Mid Devon Local Plan part 3 (Development Management Policies) policies DM2, DM24 and DM27.

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
15/01580/LBC	Knights Hayes Park Bolham Devon	Listed Building Consent for the creation of play area using fallen trees	PERMIT	DEL	10/11/2015

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.

Reasons

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

Reasons

The proposed play area by virtue of its design and location is not considered to harm the character, appearance or historic interest of the Knights Hayes Historic Park and Garden. As such the proposal is considered to comply with the Local Plan part 3 (Development Management Policies) policy DM27.

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.