

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00701/PATH	Land at NGR 294586 113569 (Farleigh Meadows) Washfield Lane Lower Washfield Devon	Diversion of Tiverton Footpath 22	NOBJ	COMM	18/11/2015

Reasons

it is satisfied that it is necessary to divert the part of the footpath to which this Order relates in order to enable the development to be carried out with planning permission 12/00277/MOUT under the Town and Country Planning Act. The Planning permission is outline for the erection of up to 300 dwellings, creation of new vehicular access and associated works. Further details of the layout are provided in the reserved matters application 14/01047/MARM which provides 255 dwellings.

Conditions

- 1 That part of the footpath over the land situated at NGR 294586 113569 (Farleigh Meadows) in the Town of Tiverton as is shown by a solid black line on the map contained in this Order and further described in part 1 of the schedule to this Order (the schedule) shall be extinguished seven days from when the Council certifies that the Article 2 of this Order has been complied with.
- 2 The diversion of the part of the public footpath No.22 shall have effect when Mid Devon District Council certify that the terms of Article 3 of this Order is confirmed.
- 3 The following works shall be carried out in relation to the highway described in part 2 of the schedule: (a) the proposed new route between points A - D shall be to a width of between 2.0 - 3.0 metres.
- 4 Where immediately before a date on which the footpath is diverted there is apparatus under in on over along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same right as they had then.

Reasons

A-D From Grid Reference (94556 13731) for approximately 385 metres in a south direction to Grid Reference (94749 133930).

Reasons

- 1 A-B Diversion from a new point on Washfield Lane (OS grid reference point 94527 13707) (approximately 40 metres due west from OS grid reference point 94556 13731) for 185 metres in an easterly direction to (B) (OS grid reference point 94705 13700).
- 2 B-C-D From B in a southerly direction for 348 metres to grid reference (D) (OS grid reference point 94771 13774) incorporating a curved section at grid reference (C) (OS grid reference point 94763 13477) along the eastern perimeter of the new housing estate.

15/00940/CLP	Land at NGR 313646 113800 (Longmead) Station Road Hemycok Devon	Certificate of lawfulness for the proposed construction of a BMX track	PERMIT	DEL	18/11/2015
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Reasons

The proposed works fall within the remit of Schedule 2, Part 12 Class A(a), Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Local Planning Authority considers that the proposal amounts to permitted development and that planning permission is not required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01146/LBC	2 St Peter Street Tiverton Devon EX16 6NU	Listed Building Consent to erect a slate house number/address plaque, wrought iron railings and gate	PERCON	DEL	20/11/2015

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 Before their construction a design a sample of the railing head design shall be submitted to and approved in writing by the Local Planning Authority. No other design shall be used.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to achieve a design and appearance that appropriately reflects the quality and character of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

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.

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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.

15/01283/FULL	Land at NGR 287826 106834 (Venn Croft) Cheriton Fitzpaine Devon	Erection of stables and hard standing	PERCON	DEL	18/11/2015
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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 stable building hereby approved shall only be used for private equestrian purposes ancillary to the occupation of Venn Croft, and shall not be let, used or sold on a commercial basis.
- 4 Prior to the commencement of the development hereby approved, a plan demonstrating how surface water from the development will be managed, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented 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 prevent an unacceptable increase in traffic on the local highway network in accordance with policy DM23.
- 4 This information is required prior to the commencement of development to ensure that the technical solution as proposed will manage the impact of surface water run-off in a satisfactory manner.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application scheme proposes the erection of a stable building and hard standing area. The design, scale, location and materials proposed for the new building are considered to be acceptable. The provision of a new access through the existing bank is not considered to harm the visual amenity of the area. Given the siting of the building, scope of hard surfaced areas and the scale of the equestrian use, it is not considered that the scope of change proposed would impact upon the privacy or amenity of the occupants of any neighbouring dwellings. On the basis that the proposed stable building is for the private use of the occupants of the existing property only, it is not considered that the application proposals will result in an unacceptable impact on the local highway network. Given the siting and location of the new building and hard surfaced area it is overall not considered that it will harm the character and/or the visual amenities of the surrounding area. Due to the extent of the hardstanding to be provided it is considered necessary to request further details in terms of how surface water will be managed so as not to increase risks of surface water flooding. The application scheme is considered to be in accordance with policies DM1, DM2 and DM23 of the Local Plan Part 3, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Government 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 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.

15/01388/FULL	Land at NGR 313903 112240 (Adjacent to Woodleigh Lodge) Hemyock Devon	Formation of riding arena and erection of stable block with tack room and hay store	PERCON	DEL	16/11/2015
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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 stables and arena hereby permitted shall be used for the purposes of any commercial riding establishment or for any type of livery and is for the domestic needs of the adjacent dwelling known as Woodleigh Lodge, Hemyock.
- 4 Before its installation, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed only 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 Permission is granted solely to serve the domestic needs of the applicant and associated dwelling.
- 4 To safeguard the rural character of the area in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and Policy DM22 of Local Plan Part 3 (Development Management Policies).

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Reasons

The design, scale, location and materials proposed for the new building are considered to be acceptable. Given the siting of the building and the scale of the equestrian use, and subject to the proposed use being restricted to prohibit commercial uses, it is not considered that the development would impact upon the privacy or amenity of the occupants of other nearby dwellings. The use of the application site (land and building) for private equestrian use is not considered to result in an increase in traffic movement on the local highway network. Following the assessment of the application scheme it is not considered that it will harm the character and/or the visual amenities of the AONB. On this basis the application scheme is considered to be in accordance with policies DM1, DM23 and DM29 of the Local Plan Part 3, COR18 of the Mid Devon Core Strategy and the National Planning Policy Framework.

Reasons

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

15/01430/FULL	Lee Mount Coppleshill 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.

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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 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.

15/01454/OUT	Orchard Cottage St Laurences Green Crediton Devon EX17 2BE	Outline for the erection of 3 dwellings (Revised Scheme)	PERCON	DEL	13/11/2015
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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.

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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.
- 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 Credenon, 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01473/FULL	Land at NGR 302253 109127(Herons Bank) Willand Road Cullompton Devon	Erection of stable block and creation of manege	PERMIT	DEL	16/11/2015

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 ménage and stables hereby approved shall be used for private domestic use in connection with the property currently known as Herons Bank, Willand, only, and not for any commercial or business purposes.

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 restrict the traffic generation caused by this site in the open countryside.

Reasons

Subject to the imposed conditions, the proposed stables and ménage are considered to be appropriately located and well integrated with their surroundings, and are considered to be of an appropriate scale, design and materials so as not to harm the character and landscape of the rural area, or amenity of nearby residents. In addition it is not considered that the development will result in an unacceptable increase in traffic on the local highway network. As such, the proposed development is considered to be in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 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 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.

15/01477/FULL	Land and Buildings at NGR (308351 111747) Southwoods Farm Ashill Devon	Conversion of redundant milking parlour to ancillary accommodation (Revised Scheme)	PERMIT	DEL	17/11/2015
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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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- 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 June 2015 submitted as part of the application. In addition, no external lighting shall be installed without details being approved in writing by the Local Planning Authority prior to its installation.
- The annex building hereby approved and identified within the red line on the approved site location plan drawing number 1/1/MP Rev 2, shall be permanently retained for use in connecting with and ancillary to the occupation of the existing dwelling on the site (currently known as Southwood Farm) and identified within the blue line on the approved site location plan drawing number 1/1/MP Rev 2. No part of the annex hereby approved shall be used, let, sold or otherwise disposed of as a separate unit of accommodation independently of the main dwelling.

Reasons

- In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- For the avoidance of doubt and in the interests of proper planning.
- 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).
- The application has been submitted and determined on the basis of ancillary accommodation and not as a separate dwelling house. The accommodation shall remain ancillary as it is considered inappropriate for this building to be occupied separately to the main dwelling due to the building's proximity with the adjoining stables and the lack of private amenity space.

Reasons

The proposed change of use of an existing outbuilding to provide additional accommodation, is by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The proposed conversion of the redundant milking parlour to ancillary accommodation is considered to be an appropriate conversion of substantial buildings that positively contribute towards the areas rural character. The ancillary domestic accommodation 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. On this basis the development is considered to be in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM11 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 discussion, negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01478/FULL	Karma Gables Road Willand Cullompton Devon EX15 2PL	Erection of a garage	PERMIT	DEL	20/11/2015
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Conditions

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

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Reasons

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

Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Local Plan Part 3 (Development Management Policies) DM2, DM8 and DM13 and Government guidance within 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.

15/01483/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.
- 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).

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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.

15/01484/PNCOU	Lee Cross Farm Thorverton Exeter Devon EX5 5LN	Prior notification for the change of use of an agricultural building to 2 dwellings under Class Q	APA	DEL	16/11/2015
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Reasons

- 1 The proposed change of use of an agricultural building to 2 dwellings as shown on the approved plans (including the structural report dated 17th September 2015) and proposed specification 1st Draft (dated 7th October 2015) accords with the requirements of Class Q(a) and Q(b) of the Town and Country Planning (General Permitted Development) Order 2015.
- 2 Prior to the first occupation of any part of the building subject to this application as a dwellinghouse, the remaining part of the existing barn to the west of the application site as indicated on the approved plans shall be removed. All resultant materials shall be removed from the site in accordance with Drawing No. 2b - Proposed Floor Plans and Elevations, dated August 2015.
- 3 Without the removal of the section of barn to the west the sitting and siting of the building subject to this application would render its change of use from an agricultural building to a dwellinghouse as impractical and undesirable due to its proximity to an agricultural building that is in use and capable of being used for any agricultural purpose.

15/01487/FULL	Land and Building at NGR 314785 113530 (Fourways Barn) Hemyock Devon	Conversion of redundant agricultural barn to dwelling and erection of car port (Revised scheme)	PERCON	DEL	17/11/2015
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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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3		No development shall begin until a schedule of works required to secure the safety and stability of the building during the conversion period 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 of the works.			
4		Prior to their use a detailed schedule and specification of all external materials and finishes (including windows and external doors, roof tiles, gutters, downpipes, soffits etc) is to be submitted to and approved in writing by the local planning authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.			
5		All existing structural elements including roof trusses shall be retained and reused in their existing positions unless shown otherwise on the approved plans or otherwise agreed in writing with the Local Planning Authority prior to any alterations.			
6		The proposed roof lights shall all be fitted to be flush with the roof plane and shall be conservation style and be so retained.			
7		Prior to installation on the building, details and plans shall be submitted and approved in writing by the Local Planning Authority of the position, colour and material of any soil and vent pipes that appear externally.			
8		No hardsurfacing/landscaping works in the areas shown on the approved plan(s) shall begin until details and samples 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.			
9		The development shall be carried out strictly in accordance with the recommendations and mitigation in the submitted Bat & Bird Survey report dated 23rd March 2015 and in the Roost Survey report dated 1st September 2015 (amended 10th Sept 2015) by Helix Ecology, and shown on the approved plans COLES012015 Sht-02C and COLES012015 Sht-03. The recommendations and mitigation measures shall be implemented in full and permanently so retained.			
10		Prior to the first occupation of the barn conversion the planting and Devon bank shall be provided along the northern, eastern and south eastern boundary in accordance with the details set out on approved plan number COLES012015 Sht-03c (which indicates the height and width of the Devon bank along with the positions, spacing, and mix of native planting) and shall be so retained. 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.			
11		Before the development hereby permitted is first brought into its permitted use the first floor window in the south elevation bedroom indicated on the approved plans shall be non-opening and glazed with translucent glass and be permanently so retained.			
12		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, E, F, G of Part 1, or Classes A, B, of Part 2 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, the provision of outbuildings, pools or containers for domestic heating purposes for the storage of oil, bio fuel or LPG, the installation of a chimney or flue, hard-surfaces and means of enclosure, gates, fences and walls, and means of access 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 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) COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) policies DM1, DM2, DM14.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.			
5		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14.			
6		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14			
7		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14			
8		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM29			
9		To safeguard the existing bat roosts within the barn in accordance with the European protected species legislation.			
10		To safeguard the character and amenities of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM29.			
11		To safeguard the privacy of the occupiers of Fourways House in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2, Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2.			
12		To safeguard the visual amenities of the Area of Outstanding Natural Beauty, and to retain the character and appearance of the building, in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) policies DM1, DM2, DM14, DM29.			

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and policy DM11 of the Local Plan Part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. The proposed conversion of this disused barn to a dwelling is acceptable in principle, given the location of the site adjacent to other buildings. In addition the conversion will provide an enhancement to the area and the building itself is in compliance with the National Planning Policy Framework para 55. The scope of the works and overall design is appropriate for the existing building and adjacent buildings. The proposed works will not result in loss of any significant fabric and although it will inevitably have an impact on the character of the building, this is, on balance, considered to be reasonable in the context of the policy considerations. There are highway issues to consider however these are considered not to be sufficient to warrant refusal of the proposal and adjacent property will not be adversely affected by the scheme. Therefore, the proposal is in accordance with the Core Strategy policies COR1, COR2, COR3 the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8 and DM11 and DM14, DM29 and paragraphs 55, 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 pre application discussion, 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
15/01492/FULL	Higher Trickeys Cottage Morebath Tiverton Devon EX16 9AL	Installation of 11 replacement windows and 3 doors	REFUSE	DEL	13/11/2015

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.

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 DM2 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01515/ADVERT	Land at NGR 293486 101616 (Opposite The Entrance to Thorverton Mill) Thorverton Devon	Advertisement consent to display 1 non-illuminated sign	PERMIT	DEL	19/11/2015

Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

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

Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality or the conservation area within which the site lies. The proposal is deemed to be in accordance with Government guidance in the National Planning Policy Framework.

15/01522/TPO	23A Higher Town Sampford Peverell Tiverton Devon EX16 7BR	Application to dismantle 2 mature Silver Birch trees to ground level protected by Tree Preservation Order 02/00009/TPO	REFUSE	DEL	16/11/2015
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Reasons

- 1 Both of the mature Silver Birch trees are in a healthy condition and positively contribute to the character and amenity value of the local area. The application fails to provide any substantial arboricultural or other reason to dismantle the trees to ground level.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01533/ADVERT	Marks & Spencer Simply Food Phoenix Lane Tiverton Devon EX16 6LU	Advertisement consent to display 3 internally illuminated fascia signs, 2 non illuminated fascia signs and 1 non illuminated totem sign	PERMIT	DEL	20/11/2015

Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

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

Reasons

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

15/01534/FULL	West Pitt Farm Tiverton Devon EX16 4PL	Erection of a 2 storey extension	PERMIT	DEL	16/11/2015
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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 two storey extension, associated balcony and decking area by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2 and DM13 of 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 emails and correspondence with the applicant and agent and the determination of 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.

15/01544/FULL	Turnpike Tiverton Devon EX16 5NZ	Erection of an extension, installation of 3 bay windows and 3 dormer windows	PERMIT	DEL	20/11/2015
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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 development including extension, roof alterations and other works, by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01546/FULL	Meadow View Cottage Newton St Cyres Exeter Devon EX5 5AX	Erection of an extension	PERCON	DEL	16/11/2015
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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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- 3 Prior to commencement of development, the Local Planning Authority shall have received and approved a Construction Management Plan (CMP) including: a. Details of how surface water drainage will be managed. b. Details of any vibro-compaction/displacement piling plant to be used in development including a method statement. c. Full details of any excavations and earthworks to be carried out near the railway undertaker's boundary fence. Works shall take place 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 that the development would not have an adverse impact on the safe operations of the railway network.

Reasons

The proposal for the erection of an extension to the side of this semi-detached property is considered to be supportable in policy terms. The extension, when viewed from the road is considered to present as a subservient addition that is in keeping with the plain appearance of the road elevation. Overall, although the extension would change the appearance of the dwelling, particularly when viewed from the south elevation, the proposed extension is not considered to cause unacceptable harm to the character, scale, setting and design of the existing property. The proposed extension would not result in over development of the curtilage. Although the extension extends beyond the south elevation, given the siting of the extension in relation to the adjoining property, it is not considered that it would result in significant adverse impact to the amenity of any neighbouring properties. Subject to the details to be submitted by condition, it is considered that the proposed scheme would not have an adverse impact on the operations of the railway network. The proposal is considered to accord 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.

15/01560/LBC	Truants Cottage Zeal Monachorum Crediton Devon EX17 6DF	Listed Building Consent for the replacement of an existing window with a door	PERCON	DEL	19/11/2015
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No works shall begin until working details of the new external doors, 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 shall be 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 In the interests of the conservation of the appearance of the listed building.

3 In the interests of the conservation of the appearance of the listed building.

Reasons

The application scheme is to replace an existing window with a door to be fabricated from timber. The harm to the fabric of listed building is less than substantial and the harm to the setting is not affected. The public benefits associated with this proposal are associated with the modern use of the house that will not affect its character. On this basis the proposal is considered to be acceptable in accordance with Local Plan Part 3 (Development Management Policies) DM27 and National Planning Policy Framework para 134.

15/01574/FULL	Sunnybrook Cadeleigh Tiverton Devon EX16 8RT	Erection of 2 storey extension	PERMIT	DEL	20/11/2015
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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 extensions by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM13 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 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.

15/01589/FULL	Acorns Copplestone Crediton Devon EX17 5NX	Erection of a sun room and car port	PERMIT	DEL	18/11/2015
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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 extensions to the building to form a car port and sun room are considered to be supportable in policy terms. Overall the design of the car port and sun room is considered to respect the character, scale and setting of the converted barn. It is not considered that the proposed scheme would result in over-development of the curtilage. Given the scale of the proposed extensions and their siting and orientation in relation to the neighbouring properties, it is not considered that the proposal would result in any significant adverse impacts to the amenity of neighbouring occupiers. The application scheme is 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, 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.

15/01590/FULL	Broomclose Sandford Devon EX17 4EA	Erection of an extension following demolition of conservatory	PERMIT	DEL	17/11/2015
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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 in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM13, DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed development by reason of its siting, layout and scale is considered to respect the character, scale, setting and design of the existing dwelling, does not result in over-development of the existing curtilage and does not harm or otherwise have an unacceptably adverse effect on the privacy and amenity of the occupiers of neighbouring properties. It also does not cause harm to the scene or to the setting of any heritage assets. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Reasons

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

15/01592/FULL	Land at NGR 278789 109033 (East Of Orchard End) Black Dog Devon	Erection of a barn and a polytunnel	PERMIT	DEL	18/11/2015
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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 barn and polytunnel at Land East of Orchard End, Black Dog (NGR 278789 109033) is considered supportable in policy terms. The proposed barn and polytunnel will be used to support the Lydcott Nursery business which is to be relocated from Morchard Bishop to a more permanent location. The proposed barn and polytunnel are of similar scale and design to other rural examples in the area. The site is well screened by mature hedges and trees and the proposed barn and polytunnel would not be largely visible from outside of the site. 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, DM20 and DM22 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 manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01600/TPO	5 Mulberry Close Willand Cullompton Devon EX15 2PA	Application for crown reduction by 2m of 1 Oak tree protected by Tree Preservation Order 97/00008/TPO	PERMIT	DEL	20/11/2015

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown reduce entire tree by up to 2m, to natural growth points, cuts no bigger than 70mm diameter.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree in accordance with best Arboricultural practice.

Reasons

The proposed works are considered to be sufficiently justified. By carrying out good crown reduction work the tree can safely be retained for the foreseeable future. The trees close proximity to the property and the extent of decay suggest that good management would be to carry out a crown reduction.

15/01629/FULL	Barton Barn Leigh Barton Silverton Exeter Devon EX5 4DA	Erection of single storey extension and porch(Revised Scheme)	PERMIT	DEL	19/11/2015
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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

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

15/01644/FULL	Youngs Farm Colebrooke Crediton Devon EX17 5JH	Erection of single storey extension and lean-to car port	PERMIT	DEL	18/11/2015
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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

This application for a single storey ground floor extension on the south elevation to a residential dwelling and lean-to carport on the east elevation is considered supportable in policy terms. The proposed extension will provide additional living space in the form of an entrance hall and garden room which is an appropriate scale and design given the location to the south of the house. It is not considered that the proposed extension will 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01645/FULL	Chapner Farm Witheridge Tiverton Devon EX16 8PS	Conversion of garage to an annex	PERMIT	DEL	17/11/2015

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 building hereby approved shall be used as ancillary accommodation to the existing dwelling on the site (currently known as Chapner Farm), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

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 The application has been submitted and determined on the basis of ancillary accommodation and not as a separate dwelling house.

Reasons

The application scheme for the conversion of part of the existing garage block to an annexe accommodation at Chapner Farm, Witheridge is considered to be supportable in policy terms. The proposed alterations to the appearance is considered to respect the character and setting of the existing dwelling. 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. Overall, subjecting to restricting the use of the unit to ancillary accommodation to the main house the proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, DM8, 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 manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.
