

Decision Register

| 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.

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|--------------|---|--|--------|-----|------------|
| 15/01464/CLU | Brymar Kennerleigh Crediton Devon EX17 4RS | Certificate of lawfulness for the existing use of a dwelling in breach of agricultural occupancy condition (b) of Planning Permission EK2638 in excess of 10 years | PERMIT | DEL | 25/11/2015 |
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Conditions

- 1 On the balance of probability it is considered that the property Bryman (as is currently known) and associated curtilage area has been occupied in breach of condition (b) pursuant to planning approval ref: EK2638 for a period in excess of ten years and is immune from enforcement actions by this authority for this use.
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| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|---------------|--|----------------------|----------|---------------|---------------|
| 15/01478/FULL | Karma Gables Road Willand Cullompton Devon EX15 2PL | Erection of a garage | PERMIT | DEL | 20/11/2015 |

Conditions

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

Reasons

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

Reasons

The 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.

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|---------------|---|---|--------|-----|------------|
| 15/01530/FULL | Cheriton Farm Cheriton Bishop Exeter Devon EX6 6HG | Erection of extension to existing livestock building | PERMIT | DEL | 25/11/2015 |
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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 for the erection of extensions to an existing agricultural building at Cheriton Farm, Cheriton Bishop is considered supportable in policy terms given the identified need for additional space on the holding. The proposed extension will provide further space to house livestock, and the extension will be similar in terms of design and appearance. Whilst the proposed agricultural building will be visible from outside the site, it will be viewed within a rural landscape and as an extension to an existing building, and therefore is not considered to have an adverse impact on the local landscape character and visual amenities of the area. 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 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 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.

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|------------------------|--|---|--------|-----|------------|
| 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 |
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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).

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|---------------|----------------------------------|--|----------|---------------|---------------|
| 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 |

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.

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|--------------|---|---|--------|-----|------------|
| 15/01558/LBC | Greenslinch Farm Silverton Exeter Devon EX5 4DH | Listed Building Consent for general repairs and improvements, internal alterations and replacement of windows | PERCON | DEL | 26/11/2015 |
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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 On exposure, the historic roof structure will be subject to an archaeological recording exercise to the same format as the historic record submitted as part of the application. A copy of the resulting record of the roof structure shall be forwarded to the Local Planning Authority and also Devon County Council Historic Environment Record within one month of it being completed.
- 4 The 17th century panelling identified in the historic building recording report shall be retained for display or other purposes in Greenslinch Farmhouse.

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5 In the event that the brick chimney stacks are rebuilt, a brick sample shall first be submitted to the Local Planning Authority and approved in writing. The chimney stacks will only be rebuilt using the approved brick sample.

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 record the historic fabric and ensure that this record is retained in perpetuity, in accordance with Paragraph 141 of the National Planning Policy Framework.
- 4 In order to retain original historic and important fabric from the house in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 In order to ensure the use of materials appropriate for a listed building and to protect the visual appearance of the listed building.

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.

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|---------------|---|----------------------------------|--------|-----|------------|
| 15/01562/FULL | Hill Crest Zeal Monachorum Crediton Devon EX17 6DN | Erection of replacement dwelling | PERMIT | DEL | 26/11/2015 |
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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) (England) Order 2015 (as amended) (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 or D of Part 1 of Schedule 2, relating to extensions, additions and alterations to the roof and porches shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 The bat and bird mitigation plan (dated 3rd November 2015) and the conclusions and mitigation measures set out in the Devon Wildlife Consultants preliminary ecological appraisal (dated September 2015) shall be complied with in full during construction of the development hereby approved.
- 5 The use of the property Hillcrest as a dwelling house shall cease within three calendar month of the date when the dwelling hereby permitted is first occupied, and the existing dwelling (Hillcrest) shall be demolished and all materials resulting from the demolition shall be removed from, or be recycled on, the site within 3 calendar months 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.

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- 3 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 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).
- 4 To ensure the protection of any ecological interests at the site.
- 5 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 the Local Plan Part 3: (Development Management Policies).

Reasons

The application scheme for the erection of a replacement dwelling is considered to be supportable in policy terms. The scheme presents a reasonable increase in scale in accordance with the relevant policy however given the revised siting for the replacement dwelling in relation to nearby properties, it is not considered that there would be any significant impacts on the amenity of occupants of any nearby properties. Although the site is at an elevated position it is considered that the overall increase in scale, and the proposed design of the replacement dwelling, are acceptable and would not harm the character and appearance of the area. The material palette is considered to be appropriate for the rural location. On the basis that the development is carried out in accordance with the mitigation plan, that requires the new roosts to be established prior to demolition of the existing property, and with the mitigation measures as set out on the approved plans, the Local Planning Authority is satisfied that the proposal would conserve biodiversity interests at the site. On this basis the proposal is considered to comply with the following policies, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM12 and DM14 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 discussions with agent 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.

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|---------------|---|--------------------------------|--------|-----|------------|
| 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).

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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.

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|--------------|---|--|--------|-----|------------|
| 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 |
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown 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.

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|---------------|---|--|--------|-----|------------|
| 15/01615/FULL | Land and Buildings at NGR 304760 108683 Kingsford Manor Kentisbeare Devon | Erection of roof over existing manure store | PERMIT | DEL | 25/11/2015 |
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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

It is considered that the proposed development appears to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape. The living conditions of nearby residential properties would not be harmed. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM22 of the Mid Devon Local Plan Part 3: (Development Management Policies) and government policy as contained in the National Planning Policy Framework

Reasons

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

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|---------------|--|-----------------------|--------|-----|------------|
| 15/01630/FULL | Markara Withleigh Tiverton Devon EX16 8JJ | Erection of extension | PERMIT | DEL | 24/11/2015 |
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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 their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of Mid Devon Local Plan part 3 (Development Management Policies) and National Planning Policy Framework.

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 |
|---------------|---|---|----------|---------------|---------------|
| 15/01636/FULL | Mill House Coppleshone Crediton Devon EX17 5NF | Erection of detached double garage with studio above | PERMIT | DEL | 25/11/2015 |

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 garage and studio building above hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as Mill House), 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 To safeguard the character and appearance of the site in accordance with policy DM2 and DM13 of Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The proposal for the erection of a detached garage with studio is considered to be supportable in policy terms. The design of the garage building is considered to respect the character and appearance of the main dwelling. Although two storey, the building will sit at a lower level than the main dwelling and behind the principal elevation which helps it to appear as subservient. There are no concerns with regard to over development of the curtilage or impact on the amenity of neighbouring properties. On the basis that the proposed building is used ancillary to the main house, the proposal is considered to be in accordance with the following policies; COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and 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.

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| 15/01683/FULL | Billhole Farm Black Dog Crediton Devon EX17 4QH | Erection of extensions | PERMIT | DEL | 24/11/2015 |
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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 for the erection of extensions and alterations to existing farmhouse at Billhole Farm, Black Dog is considered to be supportable in policy terms. The overall scale and design of the alterations are considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. 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 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.
