

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01108/MFUL	Land at NGR 307922 118303 (Wiseburrow Farm) Burlescombe Devon	Installation of a ground-mounted photovoltaic solar farm to generate up to 6MW of power (site area 11ha) with associated infrastructure including inverter cabins, sub station buildings, access tracks, fencing and CCTV (Revised scheme)	REFUSE	COMM	04/12/2015
<p><b>Reasons</b></p> <p>In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.</p> <p><b>Reasons</b></p> <p>1 In the opinion of the Local Planning Authority, due to the scale and siting of the proposed solar photovoltaic installation, the development is considered to have a harmful effect on the rural landscape character and visual amenities of the area when viewed from public vantage points on local roads to the south-east, west and north, public footpaths to the north and west and from nearby dwellings (in particular at Broadways to the east and Whipcott to the west) and it has not been demonstrated that this harm could be satisfactorily addressed by mitigation planting. The application is considered to be contrary to policies COR2 and COR5 of the Mid Devon Core Strategy (Local Plan 1), DM2 and DM5 of the Local Plan Part 3 (Development Management Policies), the National Planning Policy Framework and Planning Policy Guidance.</p> <p>2 The proposed scheme by reason of its scale, siting and location, in combination with other solar schemes viewed in sequence from public roads when travelling in the area, is considered to have an unacceptable cumulative impact on the rural character of the area, contrary to policies COR2 and COR5 of the Mid Devon Core Strategy (Local Plan 1), policies DM2 and DM5 of the Local Plan Part 34 (Development Management Policies), the National Planning Policy Framework and Planning Practice Guidance.</p>					
15/01315/FULL	7 Shambles Drive Copplestone Crediton Devon EX17 5HP	Retention of garage doors on car port	PERMIT	DEL	03/12/2015

## Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 8th December 2015.
- 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 To set a legal commencement date for the works
- 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 application is for the retention of garage doors which are fitted to the external elevation of the car port building and therefore part of the existing street scene. The design of the garage door is typical of many others seen within the surrounding residential streets, and therefore the proposed development is considered to be respectful of the general character and built form of the area. The property will retain the benefit of 2 off-street parking spaces on land which is in the applicant's ownership. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM8 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.

15/01480/FULL	Land at NGR 308166 110777 (Whitmoor House) Ashill Devon	Installation of ground mounted solar PV Array	PERMIT	COMM	03/12/2015
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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 planning permission hereby permitted is for a period of 20 years from the date of this approval after which the development hereby permitted shall be removed.
- 4 Cables connecting the proposed solar array to Whitmoor House shall be placed underground.

**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 reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity, in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 In order to safeguard the visual amenity of the area and the character and appearance of the residential building (heritage asset) in accordance with policy DM27 of the Local Plan Part 3.

**Reasons**

The application proposal is for the erection of a small scale photovoltaic array comprising 48 panels adjacent to the curtilage of a residential property in the open countryside and is considered an acceptable addition to the site without (i)Having an adverse impact on the landscape and character of the area or any nearby heritage assets, (ii)Adversely affecting the environmental and visual amenities of any nearby residential property (iii)Adversely affecting the availability of productive agricultural land (iv)Adversely affecting local habitats within the site and surrounding area As such the proposed development complies with policies COR5 and COR18 of the Mid Devon Core Strategy, policies DM1, DM5 and DM27 of the Local Plan Part 3 (Development Management Policies), and government advice in the National Planning Policy Framework (NPPF).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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### Reasons

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

15/01510/LBC	The Gatehouse Canonsleigh Burlescombe Tiverton EX16 7JF	Listed Building Consent for internal and external alterations	PERCON	DEL	04/12/2015
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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 Prior to its installation details of the location on the external elevation, size, design and finish of the bathroom extractor fan shall be submitted to and approved in writing by the Local Planning Authority.
- 4 Prior to reconstruction of the brick chimney stack in stone details of the construction together with a sample of the stone and the mortar shall be submitted to and approved in writing by the Local Planning Authority.
- 5 Prior to installation of the proposed door to the first floor stone archway, details including cross sections, both elevations, frame and relationship to the existing stone archway shall be submitted to (at a scale of 1:10) and approved in writing by the Local Planning Authority.
- 6 No alteration or replacement of any windows shall take place until working details, including sections, mouldings profiles, finishes and glazing of the refurbished or replacement windows including insertion of any new of double glazing units have been submitted to and approved in writing by the Local Planning Authority.
- 7 No work shall commence on the exterior hard landscaping areas until a sample area (1m x 1m) of the cobbles set in concrete has been laid for inspection and approval, and samples of the proposed gravel and edging stones have been submitted to and approved in writing by the Local Planning Authority. The exterior landscaping shall be carried out using the materials and finishes as approved and shall be so retained.
- 8 Notwithstanding the proposal for removal of gypsum plaster to southern vault there these works shall not be undertaken if results of a test patch indicate the presence of historic lime plaster below unless it can be demonstrated that removal of the gypsum plaster can be achieved without detriment to any underlying historic lime plaster surface. Assessment of the historic fabric revealed by the test patch shall be carried out by a suitably qualified and experienced archaeologist or similar conservation professional and a written assessment of the findings shall be provided to the Local Planning Authority. Only if the local planning authority is satisfied that the proposed works can be achieved without loss or damage to any underlying historic surface and gives written approval shall the removal of the gypsum plaster be implemented.
- 9 No work to create the new garden gate shall be undertaken until a written scheme of archaeological investigation and recording has been submitted to and approved in writing by the Local Planning Authority. The investigation and recording shall be carried out strictly in accordance with the approved scheme.
- 10 Rebuilt stone work around the new garden gate shall be pointed to match the existing stonework.

### 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the use of detailing appropriate to the character and appearance of the building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			
4		To ensure the use of appropriate materials and detailing in order to safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			
5		To ensure the use of appropriate materials and detailing in order to safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			
6		To ensure the use of appropriate materials and detailing in order to safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			
7		To ensure the use of appropriate materials and finishes in order to safeguard the setting of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			
8		To avoid loss or damage to underlying historic surfaces arising from the works to remove the gypsum plaster in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			
9		To ensure that an appropriate record is made of archaeological evidence that may be revealed by the work to the garden wall in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			
10		To ensure the use of appropriate materials and detailing in order to safeguard the appearance and setting of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			

#### Reasons

The proposed internal and external works to upgrade this high grade listed building and its immediate surroundings are considered to be acceptable subject to compliance with several conditions noted above that require further investigation, information or details. The works proposed will make the living area more comfortable whilst improving the floor finishes to the benefit of the character of the living space. Other works have the potential to benefit the historic fabric and the long term maintenance of the building, whilst the external works will improve the setting of the building. Therefore, the proposal is in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 132 and 134 of the National Planning Policy Framework.

<b>15/01529/FULL</b>	Mountstephen House Uffculme Cullompton Devon EX15 3BX	Erection of a conservatory following demolition of existing lean to	PERMIT	DEL	02/12/2015
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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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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

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

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions, emails/correspondence with applicant/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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15/01549/FULL	3 Leat Street Tiverton Devon EX16 5LJ	Conversion of property from 1 dwelling back to 2 dwellings	PERMIT	DEL	30/11/2015
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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 dwelling by virtue of its size and location is not considered to harm the character and appearance of the Tiverton urban area or wider conservation area or upon neighbouring residential amenity. As such the proposal is considered to comply with Mid Devon Core Strategy (Local Plan Part 1) Policies COR2, COR7 and COR11 and Local Plan Part 3 (Development Management Policies) Policies DM1, DM8, DM14 and DM27.

**Reasons**

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

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01568/FULL	Land and Buildings at NGR 301923 104516 (South Of 2 Lower Westcott Cottages) Westcott Devon	Conversion of existing stable outbuilding into residential annexe	PERCON	DEL	03/12/2015

#### 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 Annexe building hereby approved and identified on the approved plan(s) SK01a, ss01, LP01a and SP01a, shall be permanently retained for use in connection with and ancillary to the occupation of the existing dwelling on site (currently known as 2 Lower Westcott Cottages) and identified within the blue line on the approved site location plan drawing number LP01a. 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.
- 4 Prior to the installation of windows and doors working details of the new external doors/door frames/windows including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so 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 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 buildings proximity with the adjoining dwelling and the lack of amenity space provision.
- 4 To ensure the use of materials and detailing appropriate to the works, in order to safeguard the visual character and appearance of the curtilage listed building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2, Mid Devon Local Plan Part 3 DM1, DM2, DM13 and DM27.

#### 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 or its surroundings. The proposed conversion of part of the barn/stable as detailed on the approved plans to ancillary accommodation is considered to be appropriate conversion of the curtilage listed building. The ancillary domestic accommodation to be provided has a suitable existing access, conversion works can be accommodated without significant alterations, 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 DM2, DM8, DM11, DM13, DM27 of the Local Plan Part 3 (Development Management Policies) 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 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01569/LBC	Land and Buildings at NGR 301923 104516 (South Of 2 Lower Westcott Cottages) Westcott Devon	Listed Building Consent for conversion of existing stable outbuilding into residential annexe	PERCON	DEL	03/12/2015

#### 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 Prior to the installation of windows and doors working details of the new external doors/door frames/windows including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 4 No installation works shall begin until details of any venting and pipe work have been submitted to, and approved in writing by, the Local Planning Authority. Such venting and pipework shall be installed in accordance with these approved details.
- 5 All rainwater goods shall be of cast iron, or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation, and shall be so retained.

#### Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the works, in order to safeguard the visual character and appearance of the curtilage listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2, Mid Devon Local Plan Part 3 DM27.
- 4 To ensure the use of materials/detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2, Mid Devon Local Plan Part 3 DM27.
- 5 To ensure the use of materials/detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2, Mid Devon Local Plan Part 3 DM27.

#### Reasons

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

15/01584/FULL	Churchill House Loxbeare Tiverton Devon EX16 8BX	Erection of an annexe/ancillary building	PERMIT	DEL	03/12/2015
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#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development hereby permitted shall be used solely for purposes ancillary to the occupation of the property known as Churchill House, and shall not be sold, let, used or otherwise be disposed of as a separate unit of accommodation.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is in a rural, open countryside location where policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework restrict the provision of new dwellings in such locations.

**Reasons**

The proposed annexe 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, DM8 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

**Reasons**

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

15/01593/FULL	45 Townlands Bradninch Exeter Devon EX5 4QR	Retention of dropped kerb and tarmac front garden to form 2 parking spaces	PERMIT	DEL	02/12/2015
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**Conditions**

- 1 The date of commencement of this development shall be taken as the 26/10/2015, when the Local Planning Authority undertook a site visit to the application.
- 2 The boundary treatment indicated as 3'-4' fence on the approved site location plan shall be permanently retained to prevent vehicles encroaching upon the pedestrian crossing.

**Reasons**

- 1 In order to establish a legal commencement date for the development to enable the application to be monitored by the Local Planning Authority.
- 2 In the interests of highways safety, in accordance with policy DM2 and DM8 of the Local Plan part 3 (Development Management Policies).



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The retention of a new access and parking area at number 6 West End Road is not considered to harm the character and appearance of the surrounding area, or create any significant issues in terms of highways safety subject to the retention of a fence on the Northern boundary. As such the proposal is considered to comply with policies COR2 and COR9 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 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.

<b>15/01601/FULL</b>	33 Clover Drive Cullompton Devon EX15 1SR	Erection of first floor extension over garage	PERMIT	DEL	03/12/2015
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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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and be so 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 character and appearance of the building in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan (Part 3) DM2, DM13.

**Reasons**

The proposed first floor extension over the existing garage to the side of the property 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 and DM13 and Government guidance contained 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 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
15/01648/FULL	Smeatharpe Stadium Clayhidon Devon	Erection of cabinet to house observation borehole measuring groundwater levels, and surrounding fence	PERMIT	DEL	03/12/2015

#### 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

Overall, the Authority considers that any landscape and visual impacts arising from the proposed works are significantly outweighed by the support for monitoring ground water and the public benefit which will arise from that provision. The proposed works by virtue of their scale, massing, design and location are not considered to harm the amenity of the surrounding protected landscape to a degree so as to merit refusal of the application. As such the proposal is considered to comply with COR2 of the Mid Devon Core Strategy (Local Plan Part 1), and DM2 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.

15/01659/FULL	April Rise Silver Street Culmstock Cullompton Devon EX15 3JE	Installation of dormer window to rear elevation and 3 velux windows to front elevation	PERMIT	DEL	02/12/2015
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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 development 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 host dwelling or its surroundings. As such the proposal is considered to comply with policies, COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM/2, DM/13 and DM/27 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.

15/01660/FULL	Nethercott Brithem Bottom Cullompton Devon EX15 1NB	Removal of Condition (f) (agricultural occupancy), of planning permission 88/01786/OUT	REFUSE	DEL	02/12/2015
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**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. However, in the event the applicant was unable to satisfy the key policy tests in the submission and as such the application has been refused. 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 application site is in the countryside where planning policies restrict the provision of isolated dwellings unless there are special circumstances such as the essential need for a rural worker to live at or near their place of employment. In the opinion of the Local Planning Authority, insufficient evidence has been submitted to demonstrate that the property is no longer required for an agricultural worker. No evidence has been provided to demonstrate that the property has been marketed for sale in an appropriate way for an appropriate period of time or at an appropriate price. No information has been received regarding any offers on the property or details of interest in the property since it has been marketed for sale or to let, and no substantive evidence has been submitted to indicate that there is no need for the agricultural occupancy condition on this agricultural workers dwelling. In addition at the time of a site visit the house was currently let to an agricultural worker. The application is therefore considered to be contrary to policy COR18 Mid Devon Core Strategy (Local Plan Part 1) and policy DM10 Local Plan Part 3 (Development Management Policies).

15/01670/PNCOU	Land and Buildings at NGR 304432 116298 (Landside House) Westleigh Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	APA	DEL	04/12/2015
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**Conditions**

- 1 Prior to the first occupation of any part of the building subject to this application as a dwellinghouse, the existing stable block to the east of the application site indicated as such on the approved plans shall be removed and all resultant materials removed from the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

- 1 Without the removal of the existing stable block to the east of the site, the 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 a stable building that is in use and capable of being used for any agricultural purpose.

15/01679/FULL	9 Saxon Close Crediton Devon EX17 3DS	Erection of two storey extension to form annex, playroom and garden store (Revised Scheme)	REFUSE	DEL	02/12/2015
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**Reasons**

- 1 By virtue of the scale, mass and siting of the proposed extension it would have an overbearing impact on the neighbouring listed building such that it would harm the setting of the listed building and the adjacent Crediton conservation area and is therefore contrary to Policy DM27 of Local Plan Part 3 (Development Management Policies).
- 2 The scale of the proposed extension, with the building mass situated in front of the principal elevation of the existing property, is considered to be overbearing upon the character and appearance of the existing property and its setting and is considered to be contrary to the following policies: COR2 of the Mid Devon Core Strategy (Local Plan 1), DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

15/01740/FULL	Nestholme Barnstaple Cross Crediton Devon EX17 2EP	Erection of a storage building	PERMIT	DEL	03/12/2015
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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 storage building above hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as Nestholme), 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 which is in the open countryside in accordance with Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and COR18.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The application scheme for the erection of a storage building within the extended garden area of this domestic property is considered to be supportable in principle. The scale, design and material palette of the building is considered to be acceptable and would not harm the character and appearance of the area. The building is reasonably well screened to the south and west, although there will be some long distance views to the site particularly from the north, the building will be viewed in context with the other domestic outbuildings and would not harm the visual amenity of the area. Given the siting of the building in relation to nearby properties, it is not considered that there would be any significant adverse impacts on the amenity of neighbouring properties as a result of the proposed storage building. The building, being used ancillary to the main dwelling, will not have an adverse impact on the local highway network. 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 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.

<b>15/01794/PNHH</b>	27 Winswood Crediton Devon EX17 3EY	Prior Notification for the erection of a householder extension extending 4.0m to the rear, to a maximum height of 4.0m, and to a maximum eaves height of	PDA	DEL	04/12/2015
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**Reasons**

- 1 The proposed conservatory meets with the requirements of Class A and Class G, part 1, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.