

# 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>					
15/01194/MFUL	Land at NGR 285528 98874 (Dunscombe) Newton St Cyres Devon	Erection of a solar farm 4.9MW, landscaping and associated infrastructure, access and underground cables	REFUSE	DEL	11/12/2015

**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 the following ..... In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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

- 1 In the opinion of the Local Planning Authority due to the scale and siting of the proposed solar pv installation (on both fields proposed), the development is considered to have a significant adverse impact on the landscape character of the area, and also the visual amenity of the surrounding area. The two field sites are located directly adjacent to part of the adopted public footpath network and therefore for receptors using the footpath there are clear short distance views of the development that will interfere with long and medium distance views away from the site. Furthermore there are some views back towards the site, which would be adversely affected as a result of the proposed development. On this basis it is considered the proposals will fail to maintain the distinctive quality, character and diversity of this part of the local landscape and would be to the detriment of the visual amenity and landscape quality of the area, and would therefore be contrary to Policies COR2, COR5 and COR18 of the Mid Devon Core Strategy 2007 (Local Plan 1), Policies DM1, DM2 and DM5 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 The applicant has not submitted the necessary evidence base to demonstrate that the proposal would not affect any archaeological deposits across the site, and in the absence of sufficient archaeological information the proposals are considered contrary to Mid Devon Local Plan Policy DM27 and paragraph 128 of the National Planning Policy Framework (2012).

15/01212/OUT	Land and Buildings at NGR 295666 102940 (The Old Orchard) Wyndham Road Silverton Devon	Outline for the erection of 2 dwellings with new access (Revised Scheme)	REFUSE	DEL	09/12/2015
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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. This has included negotiation and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

**Reasons**

- 1 The presence of a protected species is a material consideration when a planning authority is considering a development proposal and as such, where impacts upon a protected species are likely to result from a development, surveys must be provided to support a planning application. The applicant's survey identifies the potential for bat, reptile, and badger habitats but is unable to assess the impact of the proposed development on such a protected species. In the absence of recommended additional surveys, the Council is unable to confidently address all material considerations, contrary to Regulation 3(4) of the 1994 Habitat Regulations and local policy COR2 of the Mid Devon Core Strategy (LP1).
- 2 Approval would be contrary to the Planning Authority's statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area. In addition, local and national policy attaches great weight to the conservation of heritage assets and there is a strong presumption against granting permission for development which does not preserve or enhance a Conservation Area. In the absence of the detail of the proposal, the adverse effects stem from the expected basic form and massing of the proposed buildings, and the degree of intensification of development of the application site. The benefits of the proposal do not outweigh the proposal's adverse lasting impacts on the character and appearance of the Silverton Conservation Area. This would be contrary to policies COR2 of the Mid Devon Core Strategy (LP1), DM2 and DM27 of the Local Plan Part 3 Development Management Policies and Part 12 of the National Planning Policy Framework. In addition, in the absence of any Archaeological work, the Council cannot be comforted that the proposed development would not have a harmful impact on this potential heritage asset.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01309/FULL	Land at NGR 307205 118537 (Whipcott Water Country Cottages) Holcombe Rogus Devon	Variation of Condition 7 of planning permission 06/00035/FULL to allow the cottage known as 'Wharf' to be occupied by site managers	PERMIT	DEL	07/12/2015

### Conditions

- 1 This planning application shall be considered to have been implemented on the date of this decision notice.
- 2 (i) The chalet shall be occupied either by a person solely or mainly employed in the tourism enterprise currently known as Whipcott Waters Country Cottages (or any subsequent name change) and any resident dependants, or for holiday purposes only, and shall not otherwise be occupied as a person's sole or main place of residence. (ii) When occupied for holiday purposes, the owners/operators shall maintain an up-to-date register of the names of all owner/occupiers of the chalet, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 3 Notwithstanding the specific conditions relating to uses of the various units approved under planning permissions 15/01309/Full, 13/00672/Full, 09/00526/Full, 08/00902/Full, 06/00035/Full, 03/05693/Full, 99/03158/Full, 98/01981/Full, there shall be only one unit of manager's accommodation associated with and for the running of the site(s) as indicated on the approved plan: Drawing whole site plan dated 4/12/15.
- 4 The access, visibility splays, turning area and parking facilities provided for the unit shall be retained and maintained in accordance with the details approved under planning permission 06/00035/FULL.
- 5 The access that was closed in accordance with the details approved by the Local Planning Authority under planning permission 06/00035/FULL will remain permanently closed.

### Reasons

- 1 To ensure the proposed change in uses provides only one unit of manager's accommodation within the site as set out in plan: Drawing whole site plan dated 4/12/15, in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 2 The site is outside defined settlement limits in the open countryside where permanent dwellings within unrestricted occupation would be contrary to adopted planning policy. However, the application is considered to provide accommodation necessary to house a worker employed in the business known as Whipcott Waters, or, if not needed for that use, the property is acceptable for occupation by tourists in accordance with Policies DM10 and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 3 To ensure there is only one unit of manager's accommodation associated with the use of the holiday let units previously granted planning permission, in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 4 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies).
- 5 In the interest of highway safety in accordance with Policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies).

### Reasons

The need for manager's accommodation has already been established. It is acceptable to 'swap' the unit allocated to the manager from one unit to another, provided that both units are not used for such purposes.

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 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.

15/01414/FULL	Drews Forge Higher Mill Lane Cullompton Devon EX15 1AG	Erection of 3 dwellings following demolition of existing structures (Revised Scheme)	PERCON	DEL	07/12/2015
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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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 5 Prior to the use of any above ground materials first being used on site details and/or samples of the materials (including colour and texture of render, brick, stone, mortar, paintwork and colourwash, staining guttering downpipes, fascias, soffits and roofing materials) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details/samples and be so retained.
- 6 No hard surfacing works in the areas shown on the approved plans (amenity areas and paths) shall begin until details and/or 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 hard surfacing works shall then be carried out before the development hereby permitted is first brought into its permitted use (in any phase) and shall be so retained.
- 7 Prior to the installation of windows and doors, working details of the new external doors/door frames/windows/ dormers including sections, mouldings and profiles, finishes and glazing shall have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/dormers shall be in accordance with these approved details, and be so retained.
- 8 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) 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 relating to extensions or alterations of the dwellings or their roofs or provision of outbuildings, etc, hard surfaces, or chimneys and flues, or Classes A, B of Part 2, of Schedule 2, relating to fences, gates or other structures within the curtilage of the building(s) shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 9 Prior to the first occupation of any unit of the development there shall have been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		To ensure that an appropriate record is made of archaeological evidence that may be affected by the development, in accordance with policy DM27 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 and paragraph 141 of the National Planning Policy Framework.			
4		To ensure that the proposed development does not prejudice the amenities of neighbouring properties.			
5		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM27.			
6		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM27.			
7		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM27.			
8		To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14, and DM27.			
9		To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy 2007 COR2 and Mid Devon Local Plan Part 3 policies DM1, DM2, DM14 and DM27.			

#### Reasons

The current proposal is acceptable in that the proposed dwellings are in a sustainable location and are considered to be appropriately scaled and designed in terms of its impact on the street scene and the adjacent dwellings and public house. The proposal is not considered to lead to an objectionable impact on the privacy and amenity of any other neighbouring occupiers. There is provision of amenity space for each unit commensurate with the size of each. There is no requirement for parking as adequate parking is available within the street and the adjacent municipal car park. The proposed is within the settlement limits of Cullompton and within walking distance of the main shopping area within the High Street and Fore Street. The proposal undertakes the removal of an existing building within the conservation area of Cullompton with the proposed dwellings being appropriately designed to consider the previous design of the original building. The proposal is therefore considered to comply with the requirements of relevant policies: COR1, COR2, COR9 and COR14 of the Mid Devon Core Strategy, DM1, DM2, DM14, DM15 and DM27 of the LP3 DMP, AL/IN/3 and AL/CRE/8 of the AIDPD (LP2), Supplementary Planning Documents on the provision and funding of open space through development, air quality and development and provision of parking in new development and the National Planning Policy Framework.

#### Reasons

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

<b>15/01418/LBC</b>	Smithy Cottage Black Dog Crediton Devon EX17 4QS	Listed Building Consent to raise chimney height to 1.8m and replace chimney lining	PERMIT	DEL	09/12/2015
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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.

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 Prior to the commencement of works, a brick sample shall be submitted to and agreed in writing by the Local Planning Authority. The agreed brick and no other 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 ensure that no harm is caused to the listed building through the use of inappropriate materials in accordance with Policy DM27 of the Mid Devon Local Plan.

**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 the Mid Devon Local Plan (Part 3) Policy DM27 and the National Planning Policy Framework and should be granted consent.

15/01435/LBC	26 Millway Bradninch Exeter Devon EX5 4NL	Listed Building Consent for the erection of a replacement porch and installation of glazed doors to workshop	PERMIT	DEL	09/12/2015
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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.

**Reasons**

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

**Reasons**

The proposed 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 the Mid Devon Local Plan (Part 3) Policy DM27 and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>15/01486/LBC</b>	115 Chapel Street Tiverton Devon EX16 6BZ	Listed Building Consent for the retention of replacement back door and stair bannister	PERMIT	DEL	09/12/2015

#### 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.

#### Reasons

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

#### Reasons

The proposed 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 the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

<b>15/01510/LBC</b>	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.

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

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01585/FULL	Land at NGR 294496 104339 (Land Adj. Gilberts Barn, Chitterley) Silverton Devon	Erection of an agricultural livestock building (Revised Scheme)	PERCON	DEL	10/12/2015

#### 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 Before the development hereby permitted is first brought into use, the vehicular access indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.
- 4 The removal of the hedgerow indicated on the site location and block plans to provide a visibility splay shall be carried out in accordance with the recommendations of the hedgerow assessment, prepared by ecologic, dated 2/12/2015, reference 151112 rev00.
- 5 Before the development hereby permitted is first brought into use, the fence and gateway indicated on the site location and block plans, joining buildings labeled as 15/00389/PNAG and 15/00721/FULL and separating these buildings from the surrounding field, shall be constructed in accordance with details to be submitted to, and be approved in writing by the Local Planning Authority. Following their provision these facilities shall 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 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure any nature conservation interests are preserved in accordance with Policy DM22 of the Local Plan Part 3 (Development Management Policies)
- 5 To discourage the use of an existing gateway to east of the site, in accordance with Policy DM22 of the Local Plan Part 3 (Development Management Policies)

#### Reasons

The proposed agricultural livestock building, by virtue of its scale, design and location, is not considered to harm the amenity of the occupiers of the nearby dwellings, or the character and appearance of the surrounding area. The proposal is unlikely to cause any significantly adverse impacts on the environment. The applicant has submitted improvements to an existing access, which make the application acceptable to the local road network. As such the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies), and Part 3 and Part 7 of the National Planning Policy Framework.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01586/FULL	Lower BrinScott Holcombe Rogus Devon TA21 0JY	Erection of double car port and single garage with storage area	PERMIT	DEL	10/12/2015

#### Conditions

- 1 The date of commencement of this development shall be taken as the 19th October 2015 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

#### Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.

#### Reasons

The proposed erection of double car port and single garage with storage area 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 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.

15/01602/FULL	Tree Tops 1 The Avenue Tiverton Devon EX16 4HR	Replacement of existing conservatory with an extension	PERMIT	DEL	09/12/2015
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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.

#### 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 and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13.

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

The proposed extension 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 policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), 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.

15/01623/FULL	Land at NGR 307354 118666 (Whipcott Water Country Cottages) Holcombe Rogus Devon	Variation of Condition (4) and removal of Condition (5) of planning permission 13/00672/FULL to permit the use of Plot 1 for holiday use rather than for use by site manager	PERMIT	DEL	07/12/2015
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**Conditions**

- 1 This planning application shall be considered to have been implemented on the date of this decision notice.
- 2 (i) the chalets shall be occupied for holiday purposes only. (ii) the chalets shall not be occupied as a person's sole or main place of residence. (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual chalets on the site, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 3 Notwithstanding the specific conditions relating to uses of the various units approved under planning permissions 15/01309/Full, 13/00672/Full, 09/00526/Full, 08/00902/Full, 06/00035/Full, 03/05693/Full, 99/03158/Full, 98/01981/Full, there shall be only one unit of manager's accommodation associated with and for the running of the site(s) as indicated on the approved plan: Drawing whole site plan dated 4/12/15.
- 4 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the developments (or phase thereof), whichever is the sooner; and any trees or plants which, within a period of five years from the implementation of the schemes (or phase thereof), die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 5 Prior to first occupation, the access, parking and turning areas shall be drained, consolidated and surfaced in accordance with the approved plans. Following their provision, these shall be so retained.

**Reasons**

- 1 To ensure the proposed change in uses provides only one unit of manager's accommodation within the site as set out in plan: Drawing whole site plan dated 4/12/15, in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy DM24 of the Local Plan Part 3: (Development Management Policies) and National Planning Policy Framework and Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 3 To ensure there is only one unit of manager's accommodation associated with the use of the holiday let units previously granted planning permission, in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 5 In the interest of highway safety in accordance with Policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies).

### Reasons

The site is in the open countryside where Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) permits appropriately scaled tourism related development. The National Planning Policy Framework indicates that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. At paragraph 28, the National Planning Policy Framework indicates that 'local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings' More specifically, they should support sustainable rural tourism that benefit businesses in rural areas, and which respect the character of the countryside. -This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres' The living conditions of nearby residential properties would not be significantly affected by the proposal. Appropriate conditions have been imposed to safeguard the character of the area.

### 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 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.

15/01626/LBC	25 Frog Street Bampton Tiverton Devon EX16 9NT	Listed Building Consent for internal alterations	PERMIT	DEL	09/12/2015
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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.

### 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
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**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 the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

15/01633/FULL	The Log Cabin Oakford Tiverton Devon EX16 9EN	+ Temporary change of use of existing artist's studio to residential accommodation for a period of 3 years during construction of replacement dwelling	PERMIT	DEL	09/12/2015
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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 building: (i) shall only be occupied as a separate unit of accommodation for a period of 3 years from the date of this permission; and (ii) after such a period, shall not be occupied as a person's sole, or main place of residence (unless occupied for purposes ancillary to the residential use of the dwelling currently known as The Log Cabin or its replacement).
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any subsequent amendment or re-enactment of such order) no development contained in Classes A, B, C, D, E, F and G of Schedule 2 (Part 1) and Classes A and B of Schedule 2 (Part 2) of the Order shall be carried out without the prior written permission on application to the Local Planning Authority.

**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 located outside defined settlement limits in the open countryside where national and local planning policy prohibits the creation of new dwellings unless in special circumstances in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 4 An unrestricted permission would allow extensions, alterations and other works which would be inappropriate on a temporary dwelling and in order to safeguard the character and appearance of the area, in accordance with the requirements of Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

**Reasons**

There is no material harm in allowing the temporary residential use of this building, as the Council would not have had any control over the stationing of a mobile home on the land for such purposes. The Council will ensure that an appropriate condition will curtail that use after the 3 year period and that its use reverts to being ancillary to the use of the main house.

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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 pre-app discussions with the central team officers. 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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15/01634/LBC	The Barton Neopardy Crediton Devon EX17 5EP	Listed Building Consent for the installation of garage doors into existing garage, erection of a connecting wall with gate and replacement of existing french doors with double glazed units	PERCON	DEL	09/12/2015
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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 Unless otherwise agreed in writing with the Local Planning Authority, the replacement double glazed door shall be glazed in 12mm thin double glazing. The doors shall be retained as such at all times thereafter.
- 4 Full joinery details of the proposed doors to the garage shall be submitted to and approved in writing by the Local Planning Authority. The approved door details shall be implemented in the construction and maintained in good order at all times thereafter.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 4 In the interests of the conservation of the appearance of the listed building.

**Reasons**

The harm to the fabric of the 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 Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraph 134 of the National Planning Policy Framework.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01638/FULL	Land and Buildings at NGR 292103 106323 Bowden Hill Cadeleigh	Conversion of barn to dwelling and erection of a detached garage following demolition of agricultural outbuildings	PERCON	DEL	07/12/2015

### 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 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 to be used on the barn and garage outbuilding (including windows and external doors, roof covering, 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 The development shall be carried out in accordance with the recommendations set out in the Country Contracts Bat Activity Surveys Report, dated June & August 2015 and in accordance with Proposed new build garage 2149-PL-09, both of which were received by the Local Planning Authority on 6th October 2015. The alternative bat roost shall be provided and available as an alternative roosting site prior to the commencement of works to convert the barn and retained thereafter.
- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) 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, G H of Part 1, or Class C of Part 2 of Schedule 2, relating to extensions, roof alterations, porches, outbuildings, chimneys, microwave antenna, exterior painting or new windows shall be undertaken within the dwelling curtilage 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 policy COR2 of the Mid Devon Core Strategy and DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 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, DM11 and DM14.
- 5 To ensure the development does not constitute harm to protected species and appropriate mitigation measures are in place.
- 6 To safeguard the character and appearance of the building in accordance with DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).

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

The proposed conversion by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its rural surroundings. The barn is of a permanent and substantial construction and positively contributes to the area's rural character. The works to convert the barn are not been to be substantial or harmful and the design will retain the barn's character. The construction of a garage outbuilding is considered acceptable in terms of visual and landscape character impact. Subject to conditions, sufficient measures are in place to mitigate harm to protected species. As such the proposal is considered to comply with COR2 of the Core Strategy 2007, DM2, DM8 and DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

<b>15/01646/LBC</b>	Hillersdon House & Janes Cottage Cullompton Devon EX15 1LS	Listed Building Consent for minor alterations to the proposed repair and reinstatement of Jane's Cottage and a change to proposed surfacing material and edging detail for the Stables Courtyard	PERCON	DEL	10/12/2015
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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 No works to install new doors and replace existing windows shall be undertaken until working details of the new doors, doorframes and windows including sections mouldings profiles, finishes and glazing have been submitted to and approved in writing by the Local Planning Authority. Installation of the doors/doors frames and windows shall be in accordance with these approved details and be so retained.
- 4 No installation works shall begin until details of any venting or pipework and the location of the new boiler for Jane's Cottage have been submitted to and approved in writing by the Local Planning Authority. Such venting, pipework and boiler shall be installed in accordance with these approved details.

**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 character and appearance of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan.
- 4 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Policy DM27 of the Mid Devon Local Plan.



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

The proposed amendments to the scheme for Jane's Cottage are now considered to be acceptable as are the additional and revised details of materials for the Stable Block courtyard. The design for Jane's Cottage together with its refurbishment better reveal the significance of the two parts of the building whilst the improved hard landscaping of the stable courtyard surface will improve both the setting and the functionality of the stable block. Therefore, the proposals are in accordance with Policy DM27 of the Mid Devon Local Plan and with paragraphs 132 and 134 of the National Planning Policy Framework.

15/01655/FULL	Land and Buildings at NGR 282238 99968 Elston Meadow Westwood Devon	Formation of a residential vehicular access	PERCON	DEL	09/12/2015
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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 proposed driveway, hereby approved, shall be constructed of a Geogrid system with grass infill in accordance with the details received by the Local Planning Authority on 7th December 2015. This construction will be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to commencement of the development, a cross section drawing of the driveway including details of the edging shall be submitted to and approved in writing by the Local Planning Authority. Construction of the driveway shall be in accordance with these approved details and retained as such.
- 5 Prior to commencement of the development, a surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority.

**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 and detailing appropriate to the development in order to safeguard the character and appearance of the area in accordance with policy COR2 of Mid Devon Core Strategy (Local Plan part 1), DM2 and DM27 of Mid Devon Local Plan part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the area in accordance with policy COR2 of Mid Devon Core Strategy (Local Plan part 1), DM2 and DM27 of Mid Devon Local Plan part 3 (Development Management Policies).
- 5 To ensure that the surface water drainage resulting from the development will be managed effectively and would not result in run off to the neighbouring property.

**Reasons**

The application for the formation of a residential vehicular access is considered to be supportable in principal. Although the proposed access will change the appearance of this part of the agricultural field which is visible in the context of the listed buildings with the use of a geogrid surface with grass infill, it is considered that the driveway would not have a harmful impact on the setting of the listed buildings or the wider landscape. The Highway Authority have not raised objection to the scheme and it is considered that the access is unlikely to result in a significant additional increase in traffic movements and therefore would not harm the amenity of occupants of neighbouring properties. The proposal is considered to be acceptable in accordance with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM27 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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

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

15/01670/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.

**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.

15/01673/FULL	Mill House Hittisleigh Exeter Devon EX6 6LD	Erection of a replacement single storey extension following demolition of existing extension	PERCON	DEL	10/12/2015
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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 Prior to construction of the proposed extension hereby approved, details of how the junction of the vertical boarding will adjoin the roof structure shall be submitted to and approved in writing by the Local Planning Authority. Construction of this element shall be in accordance with these approved details, and be retained as such.
- 4 Prior to construction of the proposed extension hereby approved, details of the timber cladding shall be submitted to and approved in writing by the Local Planning Authority. Installation of the timber cladding shall be in accordance with these approved details and retained as such.
- 5 Prior to their installation, working details of the new external doors/door frames and 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 and 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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| 3 |  | To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy DM2, DM13 and DM27 of Mid Devon Local Plan part 3 (Development Management Policies). |  |  |  |
| 4 |  | To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy DM2 of Mid Devon Local Plan part 3 (Development Management Policies).                |  |  |  |
| 5 |  | To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy DM2 of Mid Devon Local Plan part 3 (Development Management Policies).                |  |  |  |

**Reasons**

The application scheme for the erection of a replacement extension is considered to be supportable in policy terms. Although the design presents a clear contrast to the appearance of the listed building it is considered that the proposed scheme would still remain subservient to the main dwelling and therefore is considered to respect the character, scale, setting and design of the existing building. There are no concerns in terms of overdevelopment of the dwelling curtilage or impact on the amenity of occupiers of neighbouring properties. The Local Planning Authority is satisfied that the proposal incorporates appropriate flood risk measures for the type of development proposed, and would not increase flood risk elsewhere. It is not considered that the proposal would not harm the character, appearance or setting of the listed building. Overall 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, DM13 and DM27 and Government advice in the National Planning Policy Framework.

**Reasons**

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

<b>15/01674/LBC</b>	Mill House Hittisleigh Exeter Devon EX6 6LD	Listed Building Consent for the erection of a single storey extension following demolition of existing extension, internal and external alterations and replacement of windows	PERMIT	DEL	10/12/2015
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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.

**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
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**Reasons**

The proposed erection of extension, internal and external alterations including replacement windows are considered to be supportable in policy terms. Although the design presents a clear contrast to the appearance of the listed building, it is considered that the overall design and scale of the proposed internal and external alterations would not have a detrimental impact upon the character or appearance of the listed building. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and Government advice in the National Planning Policy Framework.

15/01676/FULL	Trelawney Morchard Bishop Crediton Devon EX17 6SD	Formation of access and provision of hardstanding for the parking of vehicles	PERMIT	DEL	08/12/2015
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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.

**Reasons**

The proposal is for the formation of a new off-road parking bay to serve an existing residential dwelling in the village of Morchard Bishop. It is considered that the application scheme will neither cause harm to existing highways safety nor will it adversely affect the visual amenities of the street scene. It is also not considered that the proposals will affect the living condition of the occupiers of the surrounding areas. As such the proposal is considered to comply with Policies COR9 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1 and DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

15/01677/TPO	15 Worcester Crescent Willand Cullompton Devon EX15 2TA	Application to carry out works to 2 no Oak trees protected by Tree Preservation Order 97/0008/TPO	PERMIT	DEL	09/12/2015
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**Conditions**

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 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) T2 - Lateral reduction of lower 1/3 of the crown where limbs extend towards property by 2-3m b) T1-T2 - Remove or shorten epicormic growth on the stems of the trees c) Crown raise T1 by 1m to give good clearance over the car port and neighbours shed.

**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[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Reasons**

The works proposed to carry out works to 2 no Oak trees protected by Tree Preservation Order 97/0008/TPO are considered to be sufficiently justified with the recommendations of the tree officer and will preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice.

<b>15/01681/CLU</b>	Hewitt & Son Limited Storage Building at NGR 291548 101935 Thorverton Exeter Devon EX5 5PJ	Certificate of lawfulness for the existing use of an agricultural barn for general storage (Class B8) for a period in excess of 10 years	PERMIT	DEL	09/12/2015
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**Conditions**

The applicant has submitted sufficient evidence to demonstrate on the balance of probability, the northern section of the barn at Canns Farm measuring 327M2 has been used as a builder's store (B8 use), over a 10 year period. No contrary evidence has been received to counter this.

<b>15/01699/FULL</b>	Rose & Crown Calverleigh Tiverton Devon EX16 8BA	Installation of a KEE NuDisc sewage treatment plant	PERMIT	DEL	09/12/2015
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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 works by virtue of their scale, massing, design and location are not considered to harm the amenity of the surrounding landscape to a degree so as to merit refusal of the application. A reasonable amount of parking is retained. As such the proposal is considered to comply with COR2 of the Mid Devon Core Strategy (Local Plan Part 1), and DM2 and DM8 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.

15/01723/FULL	8 Prideaux Crescent Tiverton Devon EX16 6JY	Erection of single storey rear extension	PERMIT	DEL	09/12/2015
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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.

**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 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.

15/01724/FULL	Lapford Pre-school Lapford Crediton Devon EX17 6QE	Erection of entrance foyer	PERMIT	DEL	08/12/2015
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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.

**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 rear extension to the existing pre-school building at Lapford is considered supportable in policy terms. The proposed extension will provide additional space of similar proportions and design to that of the existing building. It is considered that the proposals reflect the existing characteristics of the building and its context, and provides an efficient and effective use of the site. It is not considered that the proposed development will cause an unacceptable effect on the privacy and amenity of neighbouring properties. Given this assessment the application is considered to comply with the following policies; COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM25 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>15/01728/FULL</b>	Berry Dairy The Bury Thorverton Exeter Devon EX5 5NT	Change of use of part of dwellinghouse to general store	PERMIT	DEL	11/12/2015
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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 Before its installation, the details of any disabled access to the building shall be submitted to and approved in writing by the Local Planning Authority. Such work shall be installed in accordance with these 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 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM/27.

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

There is strong policy support for the proposed development in principle. In detail, other than the possible addition of a disabled access, there are no external alterations to the building. Therefore, the proposed development is not considered to have an adverse impact on the character and appearance of the Conservation Area and it meets the objectives of COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM/27 of Local Plan Part 3 (Development Management Policies).

**Reasons**

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

15/01730/CLP	6 Mimosa Close Tiverton Devon EX16 6UA	Certificate of Lawfulness for the proposed erection of a single storey rear extension	PERMIT	DEL	09/12/2015
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**Conditions**

Having regard to the above paragraphs the proposed extension amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

15/01733/FULL	20 Duke Street Cullompton Devon EX15 1DW	Erection of two-storey extension and porch	PERMIT	DEL	10/12/2015
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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.

**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 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 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.

15/01736/PNCOU	Land and Buildings at NGR 282238 99968 Elston Meadow Westwood Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	APA	DEL	08/12/2015
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**Reasons**

- 1 The proposed change of use of the building into dwelling as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

15/01744/FULL	Saxtons Lapford Crediton Devon EX17 6QN	Erection of a conservatory	PERMIT	DEL	07/12/2015
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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.

**Reasons**

The proposed conservatory, in terms of its scale, design and position on the south west elevation is considered to be supportable in policy terms. The conservatory is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan 1) COR2 and COR17, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01753/FULL	6 Mill Street Uffculme Cullompton Devon EX15 3AR	Erection of single storey rear extension following demolition of existing extension	PERMIT	DEL	11/12/2015

#### 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 materials to be used for the external surfaces of the extension, including walls, roofs, doors and windows, shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.

#### 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/detailing appropriate to the development in order to safeguard the character and appearance on the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

#### 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 Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

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

15/01764/FULL	4 The Brendons Sampford Peverell Tiverton Devon EX16 7BY	Erection of conservatory	PERMIT	DEL	11/12/2015
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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.

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

**Reasons**

The proposed extension 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 policies, COR2, DM/2 and DM/13.

**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.

15/01773/FULL	54 Bockland Close Cullompton Devon EX15 1JQ	Erection of extensions	PERMIT	DEL	11/12/2015
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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.

**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 and detailing appropriate to the character and appearance of the building in accordance 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**

The proposed extensions by virtue of their 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 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
15/01785/FULL	Village Hall Station Road Bow Devon	Erection of a porch	PERMIT	DEL	08/12/2015

#### 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

The application for the erection of a porch to provide an extension to the existing entrance lobby on the north elevation is considered supportable in policy terms. The proposed extension will provide an enlarged entrance hall of similar proportions and design. In terms of the design of the extension, it is considered that the proposals reflect the existing characteristic of the building and provides an efficient and effective use of the site. It is not considered that the proposed development will cause an unacceptable effect on the privacy and amenity of neighbouring properties. Given this assessment the application is considered to comply with the following policies; COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM25 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.

15/01794/PNHH	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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01802/FULL	Northgate Tiverton Road Cullompton Devon EX15 1LW	Erection of an extension	PERMIT	DEL	11/12/2015

#### 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

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 and DM13 and 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 determining the application in a timely fashion, Emails/correspondance with the applicant/agent 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.

15/01819/FULL	Eagle House Colebrooke Lane Cullompton Devon EX15 1PB	Erection of replacement porch	PERMIT	DEL	11/12/2015
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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.

#### 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 and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM/2, DM/13.

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

The proposed extension 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 policies, COR2, DM/2 and DM/13.

**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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