

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01194/MFUL	Land at NGR 285528 98874 (Duncombe) 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.

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).

15/01327/FULL	The Ayshford Arms Burlescombe Tiverton Devon EX16 7JN	Change of use of part ground floor from existing pub Use Class A4 to create 2 dwellings Use Class C3	PERCON	COMM	17/12/2015
---------------	--	---	--------	------	------------

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 detailed scheme of noise insulation measures have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in accordance with the approved details and retained and maintained thereafter.

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

4 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 relating to: the enlargement, improvement or other alteration to a dwellinghouse; additions or alterations to the roof of the dwellinghouse; porches; buildings incidental to the enjoyment of the dwellinghouse; hard surfaces incidental to the enjoyment of the dwellinghouse; chimneys and flues; of Schedule 2 Part 1, or Class A of Part 2 of Schedule 2, relating to gates, fencing, walls and other means of enclosure, shall be undertaken within the application site/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 protect the amenity of the occupiers of the proposed dwellings and to ensure the compatibility of the adjoining land use in accordance with policies.
- 4 To safeguard the visual amenities of the area and residential privacy and amenity of neighbouring residents in accordance with the Mid Devon Core Strategy (Local Plan Part 1) COR2 and the Mid Devon Local Plan Part 3 (Development Management Policies) DM2.

Reasons

The proposed change of use of part of the ground floor from its existing use as a pub (Class A4) to create two dwellinghouses (Class C3) is not considered to result in the total loss of the community facility nor will it damage the settlement's ability to meet its day to day needs. Part of the pub will remain and will be capable of functioning as such. The design of the proposed dwellings reflects the traditional design and character of the existing building, and the dwellings provided are of an appropriate size with adequate private amenity space, bin storage and parking area. The proposed dwellinghouse use is considered compatible with the surrounding land uses subject to a condition requiring sound insulation mitigation details to be approved, to insulate noise from the pub; it is not considered that the dwellings created will have an unacceptably adverse impact on the privacy or amenity of the occupants of neighbouring properties. Overall the proposal is deemed to comply with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2, DM8, DM14 and DM25 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 negotiation with the agent. 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.

15/01394/FULL	Radford Cottage Barrington Street Tiverton Devon EX16 6PU	Internal alterations to create an additional dwelling	PERMIT	DEL	16/12/2015
---------------	--	--	--------	-----	------------

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.

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

2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed change of use from one residential unit into two is considered to be sufficiently justified, and on balance, the lack of any parking provision is deemed to be acceptable on the basis of the main town centre location with good access to shops, services and the wider public transport network. The change of use is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings and as such the proposal is considered to comply with policies COR2, COR6 and COR13 of the Mid Devon Core Strategy 2007, policies DM2, DM8, DM14, DM16 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. The applicant has secured a financial contribution towards the provision of public open space in accordance with Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document.

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 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.

15/01395/LBC	Radford Cottage Barrington Street Tiverton Devon EX16 6PU	Listed Building Consent for internal alterations to create an additional dwelling	PERMIT	DEL	17/12/2015
--------------	--	---	--------	-----	------------

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the commencement of works for the installation of an additional external doorway entrance, details of its design and materials, including sections and profiles shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details and shall be retained 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 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure materials appropriate to the character of the listed building, in accordance with policies COR2 of the Core Strategy (Local Plan Part 1), DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The proposed conversion affects the historic fabric of a listed building, however the works are not considered to substantially detract from the character, appearance or historic interest of the Listed Building. The less than substantial harm identified is considered to be outweighed by the potential gain in two appropriately sized residential units within the Town Centre, and the proposal therefore complies with policies COR2 of Mid Devon Core Strategy (Local Plan Part 1), DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework. Listed building consent is thereby granted subject to the following conditions.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01439/FULL	Westcott Barn Witheridge Tiverton Devon EX16 8NX	Removal of Conditions 7, 9 and 10 of Planning Permission 06/02131/FULL to allow the Class B1 Unit to be incorporated into the main residential accommodation	REFUSE	COMM	17/12/2015

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 discussions and a site visit on 21st September 2015. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The proposed development is located outside settlement limits in the open countryside where new development is strictly controlled. The application has not addressed and does not meet the requirements of policy DM21 of the Mid Devon Local Plan Part 3 (Development Management Policies) which seeks to retain and provide rural employment opportunities outside settlement limits as a means of ensuring a healthy rural economy. The proposal has not demonstrated that there is no reasonable prospect of the site continuing to be used for business purposes. As such the proposal is considered to be contrary to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policy DM21 of the Mid Devon Local Plan Part 3 (Development Management Policies).

15/01496/FULL	Land and Buildings at NGR 297741 108766 (East Butterleigh Cross) Cullompton Devon	Erection of a poultry house and feed bin and construction of access track	PERMIT	COMM	17/12/2015
---------------	---	---	--------	------	------------

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 All new hedgerow planting detailed on drawing 'Entrance Splay Detail' as 'newly planted hedge' shall be carried out within 9 months of the substantial completion of the access improvement works granted, and any trees or plants which within a period of five years from the implementation of the scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the hedgerow shall be retained.
- 4 The applicant shall adhere to the details within the submitted farm waste management plan to prevent, monitor and control nuisance, including the disposal of farm waste, for the duration of the buildings operation.
- 5 Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway). 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 and DM22 of the Local Plan Part 3: (Development Management Policies).			
4		To ensure the application will not have an unacceptable impact on the environment or local amenity in accordance with policy DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).			
5		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 and DM22 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The application seeks planning permission for the erection of a poultry building. The proposal will be grouped with an existing agricultural building, and will sit comfortably within the landscape without having any adverse impacts upon the rural character or appearance of the surrounding area. The proposals will not have any materially adverse impacts on the amenities of occupiers of nearby properties, due to the distance from the properties, and a waste management plan to control the removal, and storage of waste. The development would not have any detrimental impacts on the safety of the surrounding highway network. The proposal is considered to be in accordance with policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2 and DM22 of the Mid Devon Local Plan Part 3 and the National Planning Policy Framework.

Reasons

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

15/01511/MFUL	Viridor Waste Management Ltd Broad Path Landfill Site Burlescombe Cullompton Devon EX15 3EP	Installation of a ground mounted photovoltaic solar farm to generate up to 5MW of power (site area 8.5 hectares), and associated infrastructure	PERCON	COMM	18/12/2015
----------------------	---	---	--------	------	------------

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 development hereby permitted shall be carried out in accordance with the submitted Construction Management Plan and supporting Drawing BP1030-D13 received by the Local Planning Authority on the 4th December 2015.
- 4 The development hereby approved shall be carried out in accordance with the submitted flood risk management details contained in a letter dated the 20th of November 2015 reference BP1030-L3 under heading Number 7 and shown on the Indicative Layout for the Solar Array dated August 2015 and received on the 20th of November 2015 Drawing Figure P3 (Rev C). The drainage swales shall be constructed prior to the installation of the solar panels and shall be permanently retained and maintained for that purpose while the development hereby permitted is sited on the land.
- 5 The development hereby approved shall be carried out in accordance with the recommendations of the Extended Phase 1 Habitats Survey produced by Ahern Ecology in November 2014 and received on the 28th of September 2015 and the details contained in a letter dated the 20th of November 2015 reference BP1030-L3 under heading Number 6. Exclusion fencing shall be erected around fields 1 and 2 as annotated on the Indicative Layout for the Solar Array dated August 2015 and received on the 20th of November 2015 Drawing Figure P3 (Rev C) prior to the commencement of phase 1.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		Prior to the commencement of phase 2 of the proposed development concerning fields 3 and 4 on the Indicative Layout for the Solar Array dated August 2015 and received on the 20th of November 2015 Drawing Figure P3 (Rev C), an up to date Extended Phase 1 Habitats Survey shall be submitted to the Local Planning Authority, the recommendations and mitigation measures set out in the survey shall be implemented in full, in accordance with a timescale which shall be submitted to and approved in writing by the Local Planning Authority.			
7		The existing hedge and tree screening shall be retained and maintained for the life of the development hereby permitted in accordance with the details set out in plan BP1030-D14v4 named Areas of Retained Woodland during Solar Array Development (Phases 1 and 2), dated December 2015 and received by the Local Planning Authority on 14th December 2015. No trees or hedgerow shall be removed without prior consent from the Local Planning Authority.			
8		No external artificial lighting shall be installed at the site without planning permission first having been obtained.			
9		All cables shall be placed underground.			
10		Notwithstanding the provisions 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), other than those expressly granted by this planning permission and required for the approved ecological mitigation, no fences, gates walls or other means of enclosure shall be erected within the application site.			
11		The planning permission hereby permitted is for a period of 25 years from the date of first export of electricity from the development to the grid (the 'first export date') after which the development hereby permitted shall be removed. Written notification of the first export date shall be given to the Local Planning Authority no later than 28 days after its occurrence.			
12		The developer shall notify the local planning authority of the permanent cessation of electricity generation in writing no later than five working days following this event. Prior to the permanent cessation of electricity generation, a scheme for the decommissioning and restoration of the site shall be submitted to and approved in writing by the local planning authority. Such a scheme shall include the following: i) Details of the removal of the solar PV panels, frames, inverter modules, substation, fencing, cabling, foundations and access track and restoration of the land; ii) Parking of vehicles for site personnel and operatives; iii) Loading and unloading of plant and materials; iv) Storage of plant and materials; v) Programme of works including measures for traffic management; vi) Provision of boundary hoarding behind any visibility zones; vii) Vehicle wheel wash facilities; viii) Highway condition surveys; ix) Extended Phase 1 habitat survey, which covers the whole of the site and predates the date of cessation of electricity generation by no more than 12 months; and x) A soil management strategy to bring the site back into agricultural use. The approved decommissioning and restoration scheme shall be fully implemented within 12 months of the cessation of electricity generation.			
13		Prior to the commencement of phase 2 of the proposed development concerning fields 3 and 4 on the Indicative Layout for the Solar Array dated August 2015 and received on the 20th of November 2015 Drawing Figure P3 (Rev C), a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include the following details: (a) the timetable of the works; (b) daily hours of construction; (c) hours during which delivery and construction traffic will travel to and from the site; (d) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (e) hours during which no construction traffic will be present at the site; (f) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (g) details of wheel washing facilities and road sweeping obligations (h) The proposed route of all construction traffic exceeding 7.5 tonnes. (i) Details of the amount and location of construction worker parking. The works shall take place in accordance with the approved construction management plan.			
14		Prior to the commencement of Phase 2 of the development hereby approved, concerning fields 3 and 4 on the Indicative Layout for the Solar Array dated August 2015 and received by the Local Planning Authority on the 20th November 2015, Drawing Figure P3 - Rev C, a Landscaping Scheme shall be submitted to and approved in writing by the Local Planning Authority. Such works shall include the gapping up of the eastern boundary of the site. The approved scheme shall be provided prior to the commencement of Phase 2. Any trees or plants which, within a period of five years from the completion of Phase 2 of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species. Once provided the approved Landscaping Scheme shall be so retained, for the lifetime of the development hereby approved.			

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

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 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 Local Plan Part 3 (Development Management Policies).
- 4 To prevent an increase in flooding and to provide adequate means of surface water disposal, in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To ensure the adequate protection of protected species in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies)
- 6 To ensure the adequate protection of protected species in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies)
- 7 To ensure adequate screening and to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To minimise the potential for light pollution and disturbance to local amenity in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 10 To safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies).
- 11 To reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity, highway safety and protected species in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 12 To reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity, highway safety and protected species in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 13 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 Local Plan Part 3 (Development Management Policies).
- 14 To ensure adequate screening and to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

Given that there are no residual objections from statutory consultees and LVIA concludes that the site is not unsuitable for the proposed development when considering the existing landscape character and visual amenity of the study area and that the landscape setting has the capacity to accommodate the proposed development. It is considered that the benefits of the scheme outweigh any harm arising and the application meets with the requirements of Mid Devon Core Strategy (Local Plan 1) Policies COR2, COR5, COR9, COR11 and COR18, Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2, DM4, DM5, DM7, DM27, DM29 and DM30 and the National Planning Policy Framework.

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

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, negotiation 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.

15/01552/FULL	Snows Cottage New Buildings Sandford Crediton Devon EX17 4PP	Installation of flue liner and raise height of existing chimney and change brickwork to match neighbouring chimneys	PERMIT	DEL	14/12/2015
---------------	---	---	--------	-----	------------

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 proposed works shall be completed utilising the brick sample submitted to the Local Planning Authority on 10th December 2015 unless otherwise agreed 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 appropriate to the development 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).

Reasons

The proposal for the installation of flue liner, raising height of existing chimney and change brick work to match neighbouring property is considered to be supportable in policy terms. The design of the proposed chimney is considered to respect the character, scale, setting and design of the existing dwelling. The proposed scheme has a minimal impact on the fabric of the listed building. There are no concerns in terms of impact on neighbouring properties or overdevelopment of the dwelling curtilage. Overall the proposal is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01553/LBC	Snows Cottage New Buildings Sandford Crediton Devon EX17 4PP	Listed Building Consent for the installation of flue liner and raise height of existing chimney and change brickwork to match neighbouring chimneys	PERMIT	DEL	14/12/2015

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 proposal for the installation of flue liner, raising height of existing chimney and change brickwork to match neighbouring property is considered to be supportable in policy terms. The design of the proposed chimney is considered to respect the character, scale, setting and design of the existing dwelling. The proposed scheme has a minimal impact on the fabric of the listed building. It is considered that the overall design and scale of the proposed chimney 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 Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

15/01582/FULL	Unit 3 Harris Court Kennedy Way Tiverton Devon EX16 6RZ	Erection of extension to create retail space	PERCON	DEL	18/12/2015
---------------	--	--	--------	-----	------------

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 Prior to the commencement of works in the construction of new car park and turning areas to the side and rear of the unit, a detailed drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and shall be retained thereafter.
- 4 The development shall be carried out in accordance with the flood resilience measures set out under Part 6 of the AWP Report dated 22nd September 2015 received by the Local Planning Authority on 16th November 2015.
- 5 The development shall be carried out fully in accordance with the site layout indicated on proposed site plan 1:500 B11710 13 D received 18th November 2015. The layout specified including parking spaces, signage and turning areas shall be provided and retained thereafter.

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 appropriate drainage measures are in place in order to prevent issues with surface water and flow into the watercourse, where the site is within Flood Zone 3 in accordance with COR1 and COR13 of the Core Strategy 2007.			
4		To ensure the development is appropriate in its construction and safe in its future use in Flood Zone 3 with provision for disposal of surface run off.			
5		To ensure that a suitable layout for parking and access is complied with, in the interests of highway safety.			

Reasons

The applicant has submitted a case in support of the expansion of the existing retail unit, and it is considered that this case has adequately justified the additional retail floor space. Furthermore the works by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of residential properties and the development will be less vulnerable to flood risk subject to the carrying out of flood mitigation measures. Subject to conditions, the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007, DM2 and DM22 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 the following 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.

15/01632/FULL	Jersey Cottage Sampford Peverell Tiverton Devon EX16 7EH	Erection of a dwelling	REFUSE	COMM	17/12/2015
----------------------	---	------------------------	--------	------	------------

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 discussions with the agent. 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 site is located in the countryside where policies and in particular Paragraph 55 of the National Planning Policy Framework seek to avoid new homes in the countryside unless there are special circumstances. The application has not addressed and does not meet the requirements of Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) or Paragraph 55 of the National Planning Policy Framework which allow for limited development where it meets strict criteria. The building is not required for an essential rural worker and, in the opinion of the Local Planning Authority, the proposal is for the erection of a new dwelling for which no special circumstances exist that would override the policy objection. The application is therefore contrary to the provisions of Policies COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01641/FULL	Turning Ways Morchard Bishop Crediton Devon EX17 6RN	Erection of a cabin for use as holiday let	PERCON	DEL	16/12/2015

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 Prior to installation of the holiday cabin on the site, details of the materials to be used for all the external surfaces of the building shall have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 The visibility splay shown on the approved plan shall be constructed prior to the first occupation of the holiday let hereby permitted. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level, and such visibility splays shall be so retained.
- 5 The site access shall be hardened, surfaced in a bound material, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.
- 6 (i) The holiday accommodation unit (Cabin) shall be occupied for holiday purposes only. (ii) The holiday accommodation unit (Cabin) 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 occupiers of the holiday accommodation unit (Cabin) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 7 The cabin hereby approved shall only be occupied for holiday purposes only. On its becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 3 months of it becoming redundant for its approved use.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2, of the Local Plan part 3 (Development Management Policies).
- 4 In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site.
- 5 In the interest of highway safety.
- 6 The site is outside of 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).
- 7 To ensure removal of the cabin if no longer required for holiday occupation in order to protect the character, appearance and general amenity of the area of countryside in accordance with policy COR18.

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

Reasons

The proposal for the erection of a cabin for use as a holiday let is supportable in principle. The proposed cabin is located with good access to a network of footpaths and the applicants have submitted details of how they propose to market the holiday let in order for it to be successful. The proposed holiday cabin is well located in relation to the settlement of Morchard Bishop and it is anticipated that the development would provide opportunity to support the existing services within the village. The proposed cabin is of an acceptable scale and, subject to detail to be provided by condition, it is not considered that the proposed cabin would cause unacceptable harm to the character and appearance of this rural area. The scheme includes alterations to the access, including re-alignment of the existing hedgerow, given that the existing hedgerow and trees will be retained the Local Planning Authority is satisfied that these works would not cause unacceptable harm to the character and appearance of the rural area. The Local Planning Authority is satisfied that the proposed scheme is unlikely to result in any harmful impacts on highway safety or the amenity of occupiers of nearby properties. Overall the proposal is considered to be acceptable in accordance with policy COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM24 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

15/01652/LBC	Three Gates Farm Huntsham Tiverton Devon EX16 7QH	Listed Building Consent for the replacement of existing timber framed windows and door with aluminium-framed sliding windows, replacement of existing timber framed transom window with aluminium framed window and removal of existing brick fireplace and chi	PERMIT	DEL	17/12/2015
--------------	---	---	--------	-----	------------

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The works 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
15/01654/FULL	Barne Farm Clayhidon Cullompton Devon EX15 3TU	Change of use of land to allow the siting of 2 holiday lodges (Revised Scheme)	PERCON	DEL	18/12/2015

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 there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
- 4 The two holiday lodges hereby approved shall be occupied for holiday purposes only and shall not be occupied as a persons sole or main residence. The owners/operators shall maintain an up-to-date register of the names of all occupiers of individual caravans/cabins/chalets/lodges 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.
- 5 Prior to installation, details of the proposed package treatment plant shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be provided on site prior to the first occupation, or part thereof, of the holiday lodges hereby approved, and shall be retained and maintained thereafter.
- 6 Prior to its use on the lodges hereby approved a sample of the proposed roofing material shall be submitted to and approved in writing by the Local Planning Authority, the approved material shall be retained thereafter.
- 7 Prior to its use on the approved timber lodges, details of any paint, stain or any other finish to be used on the timber shall be submitted to and approved in writing by the Local Planning Authority, the approved finish shall be retained thereafter.
- 8 On the approved lodges becoming redundant for the holiday use applied for, they shall be demolished and all resultant materials removed from site within 3 years of redundancy.
- 9 Before their installation, details of any external lighting will have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- 10 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 of Schedule 2 Part 1 or Pat 2 Class A relating to: the enlargement, improvement or other alteration to a dwellinghouse; additions or alterations to the roof of the dwellinghouse; porches; buildings incidental to the enjoyment of the dwellinghouse; hard surfaces incidental to the enjoyment of the dwellinghouse; gates, fences walls or other means of enclosure; shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development is well integrated with its surroundings, so as not to harm the character and landscape of the rural area and to conserve the appearance, setting and other special qualities of the Area of Outstanding Natural Beauty.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		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 (NPPF).			
5		To ensure adequate facilities are provided on site to deal with the disposal of foul sewage in conjunction with the holiday use of the site.			
6		To ensure that the development is well integrated with its surroundings, so as not to harm the character and landscape of the rural area and to conserve the appearance, setting and other special qualities of the Area of Outstanding Natural Beauty.			
7		To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM29			
8		The site is in the open countryside and within the Blackdown Hills Area of Outstanding Natural Beauty. Should the approved use cease, their removal would protect the visual amenity and appearance of the locality against unnecessary development in the open countryside.			
9		To safeguard the rural character of the area in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and Policy DM22 and DM29 of Local Plan Part 3 (Development Management Policies).			
10		To safeguard the visual amenities of the area and residential privacy and amenity of neighboring residents in accordance with the Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2 and DM29.			

Reasons

The proposed siting of two holiday lodges at Barne Farm, Clayhidon, is justified in terms of their countryside location and it has been demonstrated that the niche wildlife photography holidays that will be offered at the site as set out in the submitted business plan are not something that are offered elsewhere in nearby settlements. The site is located in the Blackdown Hills Area of Outstanding Natural Beauty, the proposed lodges are considered to respect and conserve the appearance of the Area of Outstanding Natural Beauty, due to their siting and construction, subject to the conditions imposed. As such the proposed development is considered to comply with Policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8, DM24 and DM29 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 negotiations, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01684/FULL	5 Ashill Courtyard Ashill Cullompton Devon EX15 3NQ	Erection of greenhouse	PERMIT	DEL	17/12/2015
---------------	---	------------------------	--------	-----	------------

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 advertisement hereby approved shall be removed from display on or before the expiration of the temporary period ending [fill in].

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

Reasons

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

Reasons

The proposed greenhouse, by reason of its design, scale and appearance is considered to respect the character and appearance of the Conservation Area and this particular site within Ashill. As such, the proposed development complies with Policies DM13 and DM27, together with 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 negotiations with the applicant and determination of the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01703/FULL	Land at NGR 288926 101386 Efford Shobrooke Devon	Erection of a general purpose agricultural building	PERMIT	DEL	15/12/2015
---------------	--	---	--------	-----	------------

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 building hereby approved shall only be used for agricultural purposes reasonable necessary on the holding to which it relates. On its becoming redundant for such purposes, it shall be demolished and all resultant material removed from the site within one year of the date this occurs.

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 accord with the nature of the application and the Local Planning Authority considers that any future non-agricultural development of the site would have a detrimental effect on the visual amenity of this area of open countryside.

Reasons

The proposed agricultural building is reasonably necessary to support the farming activity on the holding and by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of any dwellings within the vicinity or the character and visual amenities of the area. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. As such the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan 1) and Policies DM1, DM2 and DM22 of the Local Plan Part 3 and policy guidance as set out in the National Planning Policy Framework.

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

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 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.

15/01715/PNSOL	Heathcoat Fabrics(Warp Knit Apparel Shed) West-Exe North Tiverton Devon EX16 5LL	Prior Notification for the installation of 719 Solar Photovoltaics (PV) panels with a capacity of 186.94kwp (solar)	APA	DEL	17/12/2015
----------------	--	---	-----	-----	------------

Conditions

- 1 The application has been determined as permitted development in accordance with schedule 2, part 14, class J of the 2015 GPDO.
- 2 The applicant has sufficiently demonstrated that the proposal will not cause harm to the character and appearance of the surrounding area, including any heritage assets, which is supported by the industrial nature of the existing site, the screening provided by existing industrial buildings and tree screening to the east of the site.
- 3 The proposed solar panels may be visible from some buildings at St Peters Street to the East. The applicant has submitted details regarding the low reflectivity of the panels. Subject to the panels being low-reflectivity modules, the proposal is unlikely to cause an unacceptable level of glare, or result in a significant loss of amenity to any neighbouring dwelling

15/01716/PNSOL	Heathcoat Fabrics(Weaving Shed 3) West-Exe North Tiverton Devon EX16 5LL	Prior Notification for the installation of 391 Solar Photovoltaics (PV) panels with a capacity of 101.66kwp (solar)	APA	DEL	17/12/2015
----------------	--	---	-----	-----	------------

Conditions

- 1 The application has been determined as permitted development in accordance with schedule 2, part 14, class J of the 2015 GPDO.
- 2 The applicant has sufficiently demonstrated that the proposal will not cause harm to the character and appearance of the surrounding area, including any heritage assets, which is supported by the industrial nature of the existing site, the screening provided by existing industrial buildings and tree screening to the east of the site.
- 3 The proposed solar panels may be visible from some buildings at St Peters Street to the East. The applicant has submitted details regarding the low reflectivity of the panels. Subject to the panels being low-reflectivity modules, the proposal is unlikely to cause an unacceptable level of glare, or result in a significant loss of amenity to any neighbouring dwelling.

15/01727/PNCOU	Land and Buildings at NGR 273967 93691 (Building 1) Greenfields Thorne Cross Cheriton Bishop Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	PDA	DEL	14/12/2015
----------------	--	--	-----	-----	------------

Reasons

- 1 The proposed change of use of the building into a 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01728/FULL	Berry Dairy The Bury Thorverton Exeter Devon EX5 5NT	Change of use of part of dwellinghouse to general store	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 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.

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.

15/01729/CLU	Wheel Drive Cheriton Bishop Exeter Devon EX6 6HA	Certificate of Lawfulness for the existing use of building as dwelling for a period in excess of 4 years	PERMIT	DEL	17/12/2015
--------------	---	---	--------	-----	------------

Conditions

- 1 In the opinion of the Local Planning Authority, from the evidence submitted in support of this application, the applicant has demonstrated that, on balance of probability, the property known as 'Wheel Drive' has been occupied as a permanent dwelling and for a period in excess of 4 years.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01746/FULL	6 West End Road Bradninch Exeter Devon EX5 4QW	Erection of a lean-to extension	PERMIT	DEL	16/12/2015

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 policies DM2, DM8, DM13 and DM27 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. The application has been determined 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.

15/01753/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.

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

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.

15/01755/FULL	Land and Buildings at NGR 309405 112618 (Northcroft) Ashill Devon	Change of use and conversion of agricultural building to a mixed use of agricultural, domestic garage/workshop, store and farm office	PERMIT	DEL	16/12/2015
---------------	--	---	--------	-----	------------

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 development shall be carried out in accordance with the recommendations in the conservation action statement set out in the Ecological Survey Report by Acorn Ecology Ltd dated October 2015.
- 4 The development hereby permitted shall be used only for agricultural purposes and purposes incidental to the use of Northcroft, Ashill, as a single private dwellinghouse.

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 protect any protected species using the building and to enhance the site for biodiversity in accordance with policy DM2 of the Local Plan 3 Development Management Plan.
- 4 The development has been assessed on this basis only.

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

Reasons

The proposed conversion of agricultural building to a mixed use of agricultural, domestic garage/ workshop, store and farm office is considered to be an appropriate conversion of substantial buildings that positively contribute towards the areas rural character. It is considered that the conversion works can be accommodated without significant alteration, extension or rebuilding, and the design will retain the buildings original character. On this basis the development is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM1, DM2 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 determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01764/FULL	4 The Brendons Sampford Peverell Tiverton Devon EX16 7BY	Erection of conservatory	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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01773/FULL	54 Bockland Close Cullompton Devon EX15 1JQ	Erection of extensions	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 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.

15/01786/FULL	CHAT (Mid Devon) Ltd 28 Gold Street Tiverton Devon EX16 6PY	Alterations to shop front	PERMIT	DEL	16/12/2015
---------------	---	---------------------------	--------	-----	------------

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.

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

Reasons

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. Indeed, the proposed development enhances the character and appearance of the Conservation Area. The proposal is therefore in accordance COR2 of the Mid Devon Core Strategy 2007, together with policies DM2, DM18 and DM27.

Reasons

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

15/01800/FULL	Land and Buildings at NGR 286776 107609 (Leys Farm) Cheriton Fitzpaine Devon	Conversion of agricultural barn to a dwelling	PERCON	DEL	16/12/2015
---------------	--	--	--------	-----	------------

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 has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a)Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c)Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.
- 4 The development shall be carried out in accordance with the recommendations set out in the Report, Ecological Survey report by David F Wills dated 24th September 2015 submitted as part of the application.
- 5 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 character of the building is retained and to protect the building during conversion works in accordance with policy DM11 and DM27.
- 4 To ensure the development does not constitute harm to protected species and appropriate mitigation measures are in place.
- 5 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
------------	---------	----------	----------	---------------	---------------

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and policy DM11 of the Local Plan part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore as a matter of principal it is considered that the application scheme could be supported on this basis. Furthermore it has been demonstrated that the building can be converted without significant rebuilding, and therefore a significant amount of the original building fabric can be retained. The overall design, massing and appearance of the building as it is to be converted is considered to be an appropriate design response in terms of balancing the character of the building and the need to upgrade it for habitable accommodation and it's context. Overall the works to the building are considered to respect the character and integrity of the building and the adjoining farmhouse. Given the site location the proposals will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area subject to adopting the mitigation measures as recommended. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide new open space and play areas off site. On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11, and DM27 of the Local Plan part 3, COR1, COR2 and COR9 of the Mid Devon Core Strategy (2007), policy AL/IN/3 of Local Plan 2 (AIDPD) and policy guidance in the National Planning Policy Framework.

Reasons

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

15/01802/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.

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

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.

15/01815/FULL	29 Winswood Crediton Devon EX17 3EY	Erection of fence around property	PERCON	DEL	16/12/2015
---------------	--	--------------------------------------	--------	-----	------------

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 take place until detailed drawings showing a fence which would be a maximum of 1.8 metres above ground level has been submitted to and approved by the Local Planning Authority (at a scale of 1:50 or 1:100). This development shall be completed only in accordance with the modification thus approved.

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 fence height is considered unsatisfactory in the form shown on the drawings submitted to date and this aspect of the scheme should be modified to ensure an acceptable form of development.

Reasons

The application for the erection of a fence around the property at 29 Winswood, Crediton is considered to be supportable in principle. The applicant has outlined that the fence is required as the current fence is in need of replacing and the applicant would like an element of privacy and security which can be achieved with a fence similar to the drawing submitted. The drawing submitted shows a close boarded fence indicated to be 5 feet with a trellis on top. This permission is granted on the basis that a 1.8 metre high fence panel would be a suitable boundary treatment in visual terms, and therefore a condition is recommended to require the submission of a modified plan accordingly. Subject to this amendment the proposals are considered to comply with the following policies: COR2 and COR15 of the Local Plan Part 1; DM1, DM2 and DM13 of the Local Plan Part 3 and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. The application has been determined 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
15/01819/FULL	Eagle House Colebrooke Lane Cullompton Devon EX15 1PB	Erection of replacement porch	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 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.

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.

15/01886/PNAG	Land and Buildings at NGR 281378 106646 (Welland Down Farm) Sandford Devon	Prior Notification for the erection of an agricultural storage building	PDA	DEL	14/12/2015
---------------	--	---	-----	-----	------------

Reasons

The proposed agricultural barn is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, 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
15/01889/CLP	46 Tuckers Meadow Crediton Devon EX17 3NX	Certificate of lawfulness for the proposed demolition of existing conservatory and erection of lean-to extension	PERMIT	DEL	14/12/2015

Conditions

- 1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.
-