

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00835/FULL	Land and Buildings at NGR 306975 109515 (Homeleigh) Croyle Kentisbeare Devon	Erection of an agricultural workers dwelling	PERCON	DEL	07/01/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year 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 their use on the development, details/samples 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 used and so retained.
- 4 Before the development being first occupied, the new access, drive and parking areas shall be surfaced, drained and maintained in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, such facilities shall be permanently so retained and maintained for such purposes.
- 5 The garage indicated on the approved plans shall be used for parking of vehicles or domestic storage only and shall not be used as additional habitable living accommodation.
- 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 such Order, with or without modification) no development of the types referred to in Classes A, B, C, D, and E of Part 1 of Schedule 2 relating to extension or alteration of the dwelling or its roof and provision of buildings and structures within the curtilage, shall be undertaken without the LPA first granting planning permission.
- 7 The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such person, or to any dependants.

Reasons

- 1 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current essential need for permanent accommodation on the site.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure facilities are available for traffic attracted to the site in accordance with policies DM2 and DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the dwelling remains of a size commensurate with the size of the agricultural holding, in accordance with policy DM10 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To ensure the dwelling remains of a size commensurate with the size of the agricultural holding, in accordance with policy DM10 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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7 The site is located outside defined settlement limits in the open countryside where national and local planning policy resists the provision of isolated new homes without agricultural/occupational justification in accordance with policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM10 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the principle of the provision an agricultural worker's dwelling on the holding was established under planning permission 13/00564/FULL and the essential need remains. Subject to conditions, the dwelling is considered to be suitably scaled and designed for its use and location and to provide appropriate access, parking and amenity facilities. The applicant has made a contribution towards the provision of public open space and the development will attract the payment of a New Homes Bonus. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 of the AIDPD and DM2, DM8, DM10, DM14 and DM15 of the Mid Devon 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 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.

15/01210/FULL	Land and Buildings at NGR 296192 122436 (Kersdown Barton) Ford Road Bampton Devon	Conversion of existing agricultural building into dwelling	PERCON	DEL	07/01/2016
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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 their first use on the building details/samples of the materials to be used for all the external surfaces including, walls, roof materials, rainwater goods and sections, moulding and profiles of all openings shall first have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be so used and retained thereafter.
- 4 Prior to the first occupation of the dwelling hereby approved, a landscaping scheme shall have been submitted to, and approved in writing by the Local Planning Authority, including details of boundary treatments, surfacing and any changes proposed in existing ground levels. All planting, seeding, turfing or earth re-profiling comprised in the approved details of landscaping shall be carried out within 9 months of the first occupation of the development 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.
- 5 The existing gated field access labelled on drawing 2289/3/A shall be permanently blocked with a natural stone wall of which details of and a sample of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwelling hereby approved. The access improvements shall be carried out fully in accordance with the approved details and shall be 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.

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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the conservation area and the character and appearance of the building in accordance with policies COR2 of the Core Strategy 2007, DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure that the development makes a positive contribution to the local character and amenity of the immediate area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To ensure an appropriate access is maintained in the interest of highway safety.
- 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) and the National Planning Policy Framework.

Reasons

The barn proposed for conversion is considered to be of a substantial and permanent construction and makes a positive contribution to the rural character of the area. A suitable access to the building is to be provided and the barn is capable of being converted without significant alterations or rebuilding. The proposed development will retain the original character of the building and its surroundings and subject to boundary treatment changes and landscaping the development is not considered to result in unacceptable harm to the character of the conservation area. It has not been identified that the works would result in ecological harm subject to careful timing of works. There are no near neighbours who will be harmed by virtue of a loss of privacy or amenity and there has been no objection from Environmental Health on grounds of incompatibility with nearby agricultural sheds. Having regard to all material considerations the application meets with the requirements of policies COR1 and COR2 of Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM11 and DM27 of Local Plan Part 3 (Development Management Policies). A financial contribution toward the provision and funding 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 discussions and negotiation. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01400/FULL	Farthings Pennymoor Tiverton Devon EX16 8LF	Erection of garden shed	PERMIT	DEL	05/01/2016
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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.

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

Reasons

The application scheme for the erection of garden shed in the lower section of the garden area of this domestic property is considered to be supportable in principle. The scale, design and material palette of the building is considered to be acceptable and would not harm the character and appearance of the area. The building is reasonably well screened to the south and west, although there will be some long distance views to the site particularly from the north, the building will be viewed in context with the other domestic outbuildings and would not harm the visual amenity of the area. Given the siting of the building in relation to nearby properties, it is not considered that there would be any significant adverse impacts on the amenity of neighbouring properties as a result of the proposed storage building. The building, being used ancillary to the main dwelling, will not have an adverse impact on the local highway network. On this basis the proposal is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1); DM1, DM2 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.

15/01516/FULL	Thorverton Mill Thorverton Exeter Devon EX5 5LX	Installation of a self service car wash/vacuum/tyre pressure facility	REFUSE	DEL	07/01/2016
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Reasons

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

Reasons

- 1 The proposed development would be likely to result in unacceptable harm to the amenities of the occupants of Mill House by virtue of noise nuisance associated with the operation of the equipment with extensive operating hours, contrary to policy DM2 of the Local Plan Part 3 (Development Management Policies). Insufficient information has been submitted to satisfy the Local Planning Authority that there would not also be harm arising from noise to the occupiers of the property known as Mill Race to the east.
- 2 Part c) of policy DM20 supports rural employment development where it is demonstrated that there are insufficient suitable sites or premises in the immediate area to meet the needs of the proposal. The Local Planning Authority considers that the application fails to justify that there are no other suitable sites within the immediate vicinity of the repairs garage which would meet the needs of the proposal whilst also mitigating harm to amenity of occupiers of residential properties contrary to part c) of policy DM20 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01561/FULL	Upcott Farm Nomansland Tiverton Devon EX16 8NT	Erection of an agricultural workers dwelling	PERMIT	DEL	05/01/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year 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 parking area shall have been provided in accordance with the approved plans. Following their provision these facilities shall be so retained.
- 4 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

Reasons

- 1 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site.
- 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 DM2 (criterion d) of the Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 4 The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and guidance in National Planning Policy Framework (NPPF).

Reasons

The new dwelling is proposed to house an agricultural worker. The agricultural appraisal submitted with the application confirms that the proposal meets the tests laid down in planning policy, particularly that there is an essential functional need for a dwelling, that the business is profitable with every prospect of remaining so, and that there are no other opportunities to provide the accommodation needed. The proposed dwelling is a very modest 1 bedroomed property. The dwelling does not overlook the neighbouring properties. Views from the public footpath would be distant and the proposed dwelling will be read against a backdrop of the existing farm complex, landscape and topography. The location of the proposed dwelling allows for the close monitoring of livestock and general security. To this end, the proposed development satisfies the requirements of national and local policy particularly Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM10 and DM14 of the Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and a site visit on 30th November 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01750/FULL	Old Chapel Clayhanger Tiverton Devon EX16 7NY	Erection of extensions	PERMIT	DEL	06/01/2016

Conditions

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

Reasons

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

Reasons

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

Reasons

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

15/01770/FULL	Stonelea 1 Park Cottages Burlescombe Tiverton Devon EX16 7JW	Replace existing flat roof to bay windows and porch with full width pitched roof leanto and erection of a replacement shed and a workshop/store	PERMIT	DEL	05/01/2016
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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 main dwelling 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.

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3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM13.

Reasons

The proposed replacement of existing flat roof to bay windows and porch with full width pitched roof lean-to and erection of a replacement sheds and a workshop/store by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Reasons

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

15/01778/PNCOU	Lower Burston Farm Burston Lane Bow Crediton Devon EX17 6LB	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	RPA	DEL	06/01/2016
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Reasons

1 The Local Planning Authority considers that the siting of the building, within the farm yard location, and in close proximity to other agricultural buildings, is impractical and undesirable for a residential use given the potential noise and other nuisance arising from the adjacent buildings. The development is therefore not considered to be acceptable in accordance with Class Q(a) and Q(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

15/01783/FULL	46 Fore Street Silverton Exeter Devon EX5 4HZ	Erection of extension following demolition of existing (Revised scheme)	PERMIT	DEL	07/01/2016
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Conditions

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

Reasons

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

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Reasons

The 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. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. as such the proposal is considered to comply with policies DM2, DM13 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework.

Reasons

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

15/01784/LBC	46 Fore Street Silverton Exeter Devon EX5 4HZ	Listed Building Consent for erection of extension following demolition of existing, and other internal alterations (Revised scheme)	PERCON	DEL	07/01/2016
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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 their installation, samples of the slates and rainwater goods to be used on the garden room shall be submitted to the local planning authority and agreed in writing. Installation shall be in accordance with these details and be so retained.
- 4 Prior to their installation, working details of the new roof lights, doors and windows, including sections, mouldings and profiles shall be submitted to the local planning authority and agreed in writing. Installation shall be in accordance with these details and be so retained.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate for the works and the listed building in order to protect and safeguard its special interest, character and appearance, in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure detailing appropriate for the works and for the listed building in order to protect and safeguard its special interest, character and appearance, in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

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Reasons

The proposed works are considered to be justified, acceptable and in keeping with the special interest of the building. The works will not cause harm to the listed building or its setting. 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.

15/01798/FULL	Rhode Farm Exeter Hill Tiverton Devon EX16 4PL	Erection of an agricultural stock shed	PERMIT	DEL	05/01/2016
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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 current proposal is acceptable in that the proposed building will be well-integrated into the existing yard and although the building will be visible from the road on approach it will be seen in the context of the existing farm buildings and its visual impact is considered to be acceptable. The development is not considered to lead to any material loss of privacy or amenity for neighbouring occupants. The proposal is considered to comply with the requirements of relevant Policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM22 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.

15/01809/PNCOU	Land and Buildings at NGR 307391 107024 (Ashleigh) Broad Road Kentisbeare Devon	Prior notification for the change of use of an agricultural building to dwelling under Class Q	APA	DEL	05/01/2016
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Reasons

- 1 The proposed change of use of an agricultural building to a dwelling as shown on the approved plans (including the structural report dated 29th July 2015) 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
15/01810/FULL	10 Britton Close Halberton Tiverton Devon EX16 7SH	Two storey annexe attached to 10 Britton Close, Halberton	PERMIT	DEL	04/01/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The annexe above hereby approved shall be used ancillary to the existing dwelling on the site (currently known as 10 Britton Close), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application has been submitted and determined on the basis of accommodation ancillary to the existing dwelling and not as a separate dwelling house.

Reasons

The proposed two storey annexe attached to the side of 10 Britton Close, in terms of its scale, design and position on the side (west) elevation of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension 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 properties. Overall the proposal is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8 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
15/01832/TPO	6 St Lawrence Close Tiverton Devon EX16 4ED	Application for crown reduction by 3m and crown lift by 8m of 1 Oak tree protected by Tree Preservation Order 95/00009/TPO	REFUSE	DEL	07/01/2016

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 issuing the decision 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.

Reasons

- 1 The tree is a healthy good specimen and has good amenity value with the surrounding area. The proposed works would significantly degrade the trees appearance, and potentially its health. The Tree Preservation Order protecting the tree is justified and the proposed works would cause harm to the amenity of the area.

15/01866/FULL	Waterhouse Barn Cheriton Fitzpaine Crediton Devon EX17 4BD	Change of use of agricultural land to equine use and erection of a static field shelter	PERMIT	DEL	07/01/2016
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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 field shelter/stable building hereby approved shall only be used for private equestrian purposes ancillary to the occupation of Waterhouse Barn, and shall not be let, used or sold on a commercial basis.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent an unacceptable increase in traffic on the local highway network in accordance with policy DM23.

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Reasons

The application scheme proposes the change of use of agricultural land to equestrian use and erection of a static field shelter. The design, scale, location and materials proposed for the new building are considered to be acceptable and would not harm the character and landscape of the rural area. Given the siting of the building and the scale of the equestrian use, it is not considered that the scope of development proposed would impact upon the privacy or amenity of the occupants of any neighbouring dwellings. On the basis that the proposed stable building is for the private use of the occupants of the existing property only, it is not considered that the application proposals will result in an unacceptable impact on the local highway network. The extent of the proposed change of use is not considered to cause unacceptable harm to the character of the rural area. The application scheme is considered to be in accordance with policies DM1, DM2 and DM23 of the Local Plan Part 3, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Government guidance in the National Planning Policy Framework.

Reasons

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