

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01216/FULL	Land and Buildings at NGR 275624 95129 (Wolfgar Farm) Cheriton Bishop Devon	Conversion of redundant agricultural buildings into 3 dwellings	PERCON	DEL	14/01/2016

## 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 No development shall begin until a schedule of works required to secure the safety and stability of the buildings during the conversion period has been submitted to, and approved in writing by, the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works. In the event of any structural collapse no reconstruction work shall take place without the prior approval in writing of the Local Planning Authority supported by appropriate structural details.
- 4 Before the development hereby permitted is first brought into use, the proposed new passing bay shown on Drawing 01A, as hereby approved, shall be provided. Following its provision it shall thereafter be so retained.
- 5 The mitigation works as proposed in the Protected Species Building Assessment Report (August 2015) prepared by Colmer Ecology Ltd shall be implemented and completed in accordance with the requirements of the report.
- 6 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the buildings and patio/courtyard areas shall have been submitted to and approved in writing by the Local Planning Authority.
- 7 Prior to their use on site, a sample panel of between 1 and 2 square metres in size of the proposed stone, brickwork, lime render and limewash (indicating colour, texture, pointing, mortar and coursing), to be used for the walls of the buildings hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel. The brickwork shall be in Flemish bond. Such approved materials and details shall be so used and retained.
- 8 Prior to their use on site, the working details of the new external doors, door frames, windows and rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. The rooflights hereby permitted shall be flush fitting. Installation of the doors, doorframes, windows and rooflights shall be in accordance with these approved details, and be so retained.
- 9 All telephone, electricity and mains gas services to the building shall be placed underground. Meter boxes shall not be placed on any external facing walls.
- 10 The flue(s) hereby permitted shall be painted with a matt black finish where they are on the outside of the building and shall be so retained.
- 11 The development hereby approved shall not be occupied until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, which shall include details of species, siting and numbers of trees and shrubs together with 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 agreed occupation 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.

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<p>Notwithstanding the details to be submitted under the terms of Condition 11 above, no hard landscaping works in the areas shown on the approved plan(s) shall begin until details/samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, (in any phase) and shall be so retained.</p>					
13					
<p>All boundary treatment and positions shall be in accordance with the details as set out in the further plan details as set out in Drawing No. 02A (scale 1:500 and as received on 27th November 2015), and hereby approved.</p>					
14					
<p>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) there shall be no extensions to the buildings or any garages, outbuildings, swimming pools, structures, fences or walls erected within the curtilage of any of the dwellings hereby permitted without the prior express grant of planning permission.</p>					
15					
<p>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) no additional windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.</p>					
16					
<p>Prior to the occupation of any of the dwellings hereby permitted, the parking and turning areas as shown on the approved Plan No. 02A (scale 1:500 and as received on 27th November 2015), and hereby approved, shall be fully provided. Such parking spaces and access thereto shall thereafter be kept clear of obstruction and not used other than for the parking of vehicles in connection with the development hereby approved and thereafter be so retained.</p>					
17					
<p>Before construction commences, plans and details specifying the provision to be made for any external lighting (including security lighting) to be installed shall be first submitted to, and approved in writing, by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.</p>					

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policies DM11 & DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure a suitable access is in place in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the proposed development retains the known nature conservation interest in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of stone, mortar, coursing and pointing appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.
- 7 To ensure the use of stone, mortar, coursing and pointing appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.
- 8 To ensure the use of materials and detailing appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.
- 9 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) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.
- 10 To ensure the use of materials/detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
11		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).			
12		For the avoidance of doubt and to ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			
13		To safeguard the visual and residential amenities of the area.			
14		In the interests of ensuring a well planned development and to safeguard the character and setting of the traditional rural buildings to be converted; unrestricted alterations and extensions to the converted buildings, together with the erection of other incidental buildings within the curtilage, would be likely to be detrimental to that character and setting and would be contrary to established policy and guidance relating to such converted rural buildings.			
15		To safeguard the visual amenities of the area, and also having regard to the character and appearance of the traditional rural vernacular buildings to be converted.			
16		To ensure adequate on-site parking facilities are provided for vehicles attracted to the development.			
17		In the interests of minimising light pollution in this rural area and to safeguard the visual amenities of the area.			

### Reasons

The proposed conversion works to the redundant barns at Wolfgar Farm, are considered to be acceptable. It has been demonstrated that the application buildings can be converted without requiring significant alteration, extension or re-building. The scope of the alterations to the buildings, and the creation of the curtilages as now proposed are considered to be respectful to both the individual and group character of the buildings and there will be no harm, to the principal Grade 2 listed building or to the wider landscape. 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 proposals raise no flood risk, or highways issues, and will not adversely affect the amenities and living conditions of any neighbouring properties. The applicant has made appropriate Section 106/Unilateral provisions to satisfactorily provide for the need to contribute towards public open space in the local catchment area, in recognition of the increased impact on recreational land needs attributable to the development. On this basis the proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies), Policies COR1, COR2 and COR9 of the Mid Devon Core Strategy (Local Plan Part 1), Supplementary Planning guidance 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 pre-application discussions, negotiations, discussions and a site visit on 18th August 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.

<b>15/01217/LBC</b>	Land and Buildings at NGR 275624 95129 (Wolfgar Farm) Cheriton Bishop Devon	Listed Building Consent for conversion of redundant agricultural buildings into 3 dwellings	PERCON	DEL	14/01/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No development shall begin until a schedule of works required to secure the safety and stability of the buildings during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works. In the event of any structural collapse no reconstruction work shall take place without the prior approval in writing of the Local Planning Authority supported by appropriate structural details.			
4		Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the buildings and patio/courtyard areas have been submitted to and approved in writing by the Local Planning Authority.			
5		Prior to their use on site, a sample panel of between 1 and 2 square metres in size of the proposed stone, brickwork, lime render and limewash (indicating colour, texture, pointing, mortar and coursing), to be used for the walls of the buildings hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel. The brickwork shall be in Flemish bond. Such approved materials and details shall be so used and retained.			
6		Prior to their use on site, the working details of the new external doors, door frames, windows and rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. The rooflights hereby permitted shall be flush fitting. Installation of the doors, doorframes, windows, rooflights shall be in accordance with these approved details, and be so retained.			
7		The flue(s) hereby permitted shall be painted with a matt black finish where they are on the outside of the building, and shall be so retained.			
8		All rainwater goods shall be of cast iron or extruded metal; a sample of the material to be used, including colour details, shall be firstly submitted to and approved in writing by the Local Planning Authority prior to their installation and use on the building and shall be so retained .			
9		All above ground foul drainage pipeworks shall be provided internal to the building.			

### 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 safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policies DM11 and DM27 of Local Plan Part 3: (Development Management Policies).
- 4 To ensure the use of stone, mortar, coursing and pointing appropriate to the works in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11 and DM27
- 5 To ensure the use of stone, mortar, coursing and pointing appropriate to the works in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11, and DM27.
- 6 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the character and appearance of the curtilage listed buildings in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11 and DM27.
- 7 To ensure the use of materials/detailing appropriate to the development, in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11 and DM27.
- 8 To ensure the use of materials appropriate to the development and to safeguard the character and appearance of the traditional rural buildings to be converted.
- 9 To safeguard the character and appearance of the traditional rural buildings to be converted.

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**Reasons**

Listed buildings carry a statutory presumption against change unless it can be demonstrated that the works are necessary or desirable. The barns form Grade 2 curtilage listed buildings which present an important group setting within the rural historic landscape. The proposals will allow for the continued re-use of the buildings which will support their long-term conservation and are such that there will be no substantial long-term harm caused to the designated principal heritage asset of Wolfgar Farm or its setting. The proposed alterations to convert the buildings to residential use will result in less than significant harm to the historic fabric. The public benefit of this would outweigh any harm caused by loss of fabric. The application accords with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) ,Policies DM1and DM27 of the Local Plan Part 3 ( Development Management Policies) and with guidance in the National Planning Policy Framework, specifically Paragraph 134.

<b>15/01440/LBC</b>	Beaufoy House Willand Old Village Willand Cullompton Devon EX15 2RH	Listed Building Consent for the replacement of 2 windows	PERMIT	DEL	13/01/2016
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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.

**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 will avoid future damage to other sreas of historic fabric. The design and materials of the replacement windows are appropriate and therefore acceptable. The proposal is in accordance with paragraphs 132 and 134 of the National Planning Policy Framework and Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

<b>15/01548/MFUL</b>	Land at NGR 283829 99476 (Former Railway Land) Crediton Devon	Erection of industrial units (Use Classes B1& B2) and formation of access and parking	PERCON	COMM	14/01/2016
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**Conditions**

- 1 Communal car parking spaces provided as part of the development shall be retained as such, and shall not be allocated to individual units. They shall be maintained free of obstructions such as chains or bollards, so as to enable their use by all occupiers of the estate and their visitors.
- 2 No part of the development hereby approved shall be commenced until: A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20.00 metres back from its junction with the public highway B) The ironwork has been set to base course level and the visibility splays required by this permission laid out C) The footway on the public highway frontage required by this permission has been constructed up to base course level D) A site compound and car park have been constructed in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		Prior to commencement of development of any part of the site the Local Planning Authority shall have received and approved in writing a Construction Management Plan (CMP) including: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure; (d) hours during which delivery and construction traffic will travel to and from the site, (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) 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. (h) hours during which no construction traffic will be present at the site; (i) the means of enclosure of the site during construction works; and (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k) details of wheel washing facilities and obligations (l) The proposed route of all construction traffic exceeding 7.5 tonnes. (m) Details of the amount and location of construction worker parking. (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work; Construction shall take place in accordance with the approved details.			
4		The palisade fencing along the northern boundary of the site shall be completed in accordance with the details shown on the drawing entitled: Details of Proposed fencing to be erected by British Rail Contracting along the Northern Boundary of the site: submitted to and approved by the local planning authority to discharge condition 4 pursuant to reserved matters approval ref: 13/00755/ARM. The fencing shall be completed in accordance with the approved details prior to the first occupation of any commercial unit hereby approved and so retained.			
5		The hedgerow along the, southern boundary shall be planted in accordance with the details shown on the drawing entitled: Details of Proposed Hedge Planting along the Southern Boundary of the Site: submitted to and approved by the Local Planning Authority to discharge Condition 5 pursuant to reserved matters approval ref: 13/00755/ARM. The hedge shall be planted in accordance with the approved details prior to the first occupation of any commercial unit hereby granted or within 9 months of the substantial completion of any commercial unit and so retained. Any part of the hedgerow, within a period of five years from the completion of the development that dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with other plants of similar size and species.			
6		The surface water drainage scheme shall be completed in accordance with the details shown on the engineering layout drawing (drawing no: 151-1101-CIV-10):submitted to and approved by the local planning authority to discharge in part condition 6 pursuant to reserved matters approval ref: 13/00755/ARM and as shown on the approved site layout plan. The drainage scheme shall be completed in accordance with a delivery strategy which shall be submitted to and approved in writing by the Local Planning Authority, and following implementation shall be so retained in working order.			
7		The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.			
8		An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall first be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and submitted to the Local Planning Authority prior to the commencement of the development. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: - human health, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - adjoining land, - groundwaters and surface waters, - ecological systems, - archeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.			
9		Subject to the recommendations of the investigation and risk assessment report as agreed in writing by the Local Planning Authority under Condition 8 above, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, submitted to and approved in writing by the Local Planning Authority. Prior to the commencement of the development. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.			
10		The remediation works shall be carried out in accordance with the scheme approved under Condition 9 prior to the commencement of development (other than that required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
11		Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, shall be submitted to and approved in writing by the Local Planning Authority.			
12		In the event that contamination not previously identified is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 8, and where remediation is necessary a remediation scheme must be prepared and implemented in accordance with the requirements of Condition 9, 10 and 11 subject to the approval in writing of the Local Planning Authority.			
13		No development approved by this permission shall commence until such time that the proposer has submitted to, and the local planning authority approved in writing, details of site and floor levels.			

### Reasons

- 1 To ensure that adequate off street parking facilities are available for all traffic attracted to the site in accordance with Policy DM8 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 2 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).
- 3 To ensure the provision of adequate facilities throughout the construction period and in the interest of highway safety in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 To ensure that adequate information is available for the proper consideration of the detailed proposals and in the interest of the amenity of the area and in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Plan).
- 5 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To ensure that surface water drainage is managed in a sustainable way in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 7 For the avoidance of doubt and in the interests of proper planning.
- 8 In order to satisfactorily manage any ground contaminants that be uncovered on the site in accordance with Policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 In order to satisfactorily manage any ground contaminants that be uncovered on the site in accordance with Policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 10 In order to satisfactorily manage any ground contaminants that be uncovered on the site in accordance with Policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 11 In order to satisfactorily manage any ground contaminants that be uncovered on the site in accordance with Policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 12 In order to satisfactorily manage any ground contaminants that be uncovered on the site in accordance with Policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 13 For the purpose of managing flood risk across the site, and in accordance with policy COR11 of Mid Devon Core Strategy (Local Plan Part 1).

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

This planning application seeks a new permission following outline planning permission (LPA ref: 08/00307/OUT) which has now become time expired. However the proposed means of access into the site and the service road, the first unit within the proposed terrace and the proposed area of car parking adjacent to the highway can be lawfully implemented as reserved matters for these aspects have been approved and work commenced on site. Furthermore following an assessment of the application scheme it is considered that the proposals are supportable in policy terms as a matter of principle. The proposed access into the site remains acceptable in terms of the visibility splays that can be achieved and the level of on site parking is policy compliant. The building designs are functional but the height, scale and massing of the new buildings and their site locations are such that the scheme would sit comfortably in its context and in relation to its neighbours. Various conditions are recommended in order to safeguard local amenity and mitigate contamination risk. On this basis the proposals are considered in accordance with the relevant policies: policy COR2, COR9, COR 11, COR15, COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM1, DM2, DM8, DM20 of the Local Plan Part 3: (Development Management Policies) and 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 completing the assessment and issuing the decision notice with a positive outcome 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.

15/01575/FULL	Land at NGR 307711 113502 (Lucas Farm) Uffculme Devon	Erection of an agricultural storage building	PERCON	DEL	11/01/2016
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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 Before their use on the building hereby permitted, details or 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 details or samples shall be so retained.
- 4 The approved storage building will not be commenced until such time as the existing building (located to the south west of the main entrance) approved under 00/00091/FULL has been brought fully into its intended agricultural use. Such commencement of use is to be confirmed in writing to the Local Planning Authority and validated by the Local Planning Authority in writing prior to commencement of the approved barn under this application. All works to implement the use of the barn under 00/00091/Full are to be so retained and the barn used for agricultural purposes associated with the holding.
- 5 The building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years 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 ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) policies DM1, DM2, DM22



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4		To ensure that all existing available buildings on the site are used appropriately for the agricultural use of the site. Before further buildings are built on the site. In accordance with DM22 of the Local Plan Part 3 (Development Management Policies).			
5		In the interests of the visual amenities of the area should the building no longer be required for agricultural purposes, in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

#### Reasons

The proposed agricultural storage building by virtue of its scale, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. However as there is an existing building on site which is not being fully utilised for agricultural activity, a condition will be imposed to delay commencement of this building until such time as the existing building is fully utilised for its intended use, and the proposed building therefore reasonably necessary for agricultural purposes on the holding. As such the proposal is considered to comply with policies DM1, DM2, and DM22 of 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 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.

15/01719/FULL	Land at NGR 288433 102527 Uppincott Farm Shobrooke Devon	Erection of a polytunnel to house sheep	PERMIT	DEL	13/01/2016
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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 building hereby approved, shall be used only for agricultural purposes reasonably necessary on the holding to which it relates. On its becoming redundant for such purposes, it shall be demolished and all result materials removed from the site within 3 years 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 In the interests of the long term visual amenity of the area.

#### Reasons

The application for the erection of a polytunnel to house sheep at Land at Uppincott Farm, Shobrooke is considered supportable in policy terms. The proposed polytunnel is of a similar scale, albeit slightly larger in terms of size of floor plate, and design to an existing polytunnel in the same field at the current application. It is not considered that the proposed polytunnel structure would adversely affect the visual amenities and or landscape character of the area or adversely affect the amenities of any neighbouring properties. The application scheme raises no transport and/or access issues. On this basis the application scheme is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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

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

15/01762/FULL	Aishe Barton Old Butterleigh Road Silverton Exeter EX5 4HF	Replacement of existing barn with new store and barn and installation of tennis court	PERMIT	DEL	12/01/2016
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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 garage and storage building hereby approved shall be used solely for purposes incidental to the residential property referred to as Aishe Barton (or by any other name given thereafter).
- 4 The works shall be carried out strictly in accordance with the recommendations set out under Chapter 5 (page 12) of JG Ecology Surveys Ltd Bat and Breeding Bird Survey Update, dated December 2015 and received by the Local Planning Authority on 18th December 2015. The works shall adhere to the recommendations at all times and works recommended under Section 5.1 for provision of swallow nest sites shall be provided and retained thereafter.
- 5 The development shall be carried out in accordance with the schedule of materials specified under Oxenham Consult Confirmation of Materials received by the Local Planning Authority on 18th December 2015 including salvaged double roman clay roof tiles as agreed on site on 27th November 2015, and Neon or similar low reflectivity roof integrated solar panels.

**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 a compatible use in connection with the main dwelling of what is a large building capable of being used in separation from the main residential property, where national planning policy is restrictive of the creation of new residential units in the countryside.
- 4 To ensure appropriate measures are in place for the protection of bats and birds.
- 5 To ensure materials appropriate to the development hereby approved and to respect the rural character and setting of the nearby listed building in accordance with COR2 of the Core Strategy (Local Plan Part 1), DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

The proposed garage/store and tennis court are considered to be well integrated with their surroundings by virtue of their scale, massing, design and location. The development is not considered to result in unacceptable harm to the privacy or amenity of the occupiers of another dwelling, the rural setting or the setting of the nearby listed building. It has been confirmed that the existing barn has low potential for harm to protected species and recommendations are given to ensure no harm is caused to bats and birds. Overall, the proposed works are considered to comply with policies COR2 and COR18 of the Core Strategy (Local Plan Part 1), DM2, DM13, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is granted subject to conditions.

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

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

<b>15/01781/CLU</b>	Abbotshood Farm Halberton Tiverton Devon EX16 7AE	Certificate of lawfulness for the existing use of a dwelling in breach of agricultural occupancy condition (d) of planning permission 4/25/74/1168 for a period in excess of 10 years	PERMIT	DEL	13/01/2016
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**Reasons**

From the evidence submitted in support of this application, on the balance of probability, the dwelling known as Abbotshood Farm, Halberton, has been occupied continuously in excess of 10 years by persons not employed full-time locally in agricultural or forestry works, in breach of condition (d) of planning permission 4/25/74/1168.

<b>15/01804/CLP</b>	6 Fir Close Willand Cullompton Devon EX15 2PZ	Certificate of lawfulness for the proposed formation of driveway	PERMIT	DEL	13/01/2016
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**Reasons**

The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) Order 2015 provided that: a) either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water

<b>15/01805/FULL</b>	Workshop Lower North Coombe Stockleigh Pomeroy Devon	Erection of replacement garage workshop building (B2 use), and extension to parking area	PERCON	DEL	13/01/2016
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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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification) the premises shall be used as a motor vehicle workshop only, for the repair, service, overhaul and maintenance of motor vehicles, and not for any other use falling within Class B2 of the Use Classes Order 1987 (As Amended) without the grant of an additional planning permission.
- 4 All residue materials resulting from the demolition of the application building, including the grain silo, and which are not to be recycled on site, shall be removed from the site within two calendar months from the date on which the demolition is completed.
- 5 No exterior lighting shall be placed anywhere within the site unless an application in that regard is first submitted to, to and approved in writing by, the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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6 The new building hereby approved shall not be brought into use until the new area for the car park has been provided in accordance with the approved block/site plan and the proposed surface treatment details (rolled stone/concrete).

**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 minimise the volume of traffic attracted to the site and to ensure that inappropriate uses do not occur within this area of open countryside having regard to policies COR18 of Mid Devon Core Strategy (Local Plan Part 1), Local Plan Part 3 (Development Management Policies) policies DM8 and DM21.
- 4 To safeguard the character and appearance of the area of open countryside in accordance with policies COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM20 of the Local Plan Part 3 (Development Management Policies).
- 5 To minimise the effects of light pollution and resulting loss of amenity given its rural location and resulting loss of amenity having regard to Mid Devon Core Strategy (Local Plan part 1) policy COR 18, Local Plan Part 3 (Development Management Policies) DM7, DM20.
- 6 To ensure that all works associated with the proposed development are completed before occupation.

**Reasons**

The current proposal to erect a replacement garage workshop building (B2 use) is considered to be appropriately scaled and designed for its use and location and such that there will be no unacceptable impacts on the privacy and amenity of neighbouring occupants, or on the wider environment. There will be no unacceptable highways or flood risk impacts. The proposal is considered to comply, subject to conditions, with the requirements of relevant policies: COR1, COR2, COR4, COR11 COR18 of the Mid Devon Core Strategy (Local Plan Part 1 and DM2, DM7, DM8 and DM20 of Local Plan Part 3 (Development Management Policies) and 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 discussions and a site visit on 30.11.15. 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.

15/01806/FULL	Manor Mill House Bampton Tiverton Devon EX16 9LP	Replacement of 3 windows with folding doors and insertion of roof glazing on rear lean to	PERMIT	DEL	13/01/2016
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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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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

#### Reasons

The proposed changes by virtue of their scale, massing and design are not considered to harm the privacy or amenity of the occupiers of another dwelling. 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).

#### Reasons

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

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15/01807/LBC	Manor Mill House Bampton Tiverton Devon EX16 9LP	Listed Building Consent for the replacement of 3 windows with folding doors and insertion of roof glazing on rear lean-to	PERMIT	DEL	13/01/2016
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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 The development shall be carried out in accordance with the specification of materials set out in email correspondence from Mr Tom Spriggs received by the Local Planning Authority on 11th January 2016. The agreed materials shall be so used, and 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 the use of materials which preserve the character and appearance of the listed building in accordance with DM2 and DM27 of the Local plan Part 3 (Development Management Policies).

#### Reasons

The proposed development affects a Listed Building however the proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building and the impact is solely restricted to a later extension off with original house without the loss of historic fabric. The proposed works therefore comply with policies COR2 of Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01814/FULL	Higher Beers Farm Brithem Bottom Cullompton Devon EX15 1NB	Erection of single storey extension to form enclosed swimming pool, following demolition of existing outbuilding	PERCON	DEL	13/01/2016

#### 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 Prior to the use of any above ground materials first being used on site, details and/or samples of the materials (including colour of render, brick, stone, mortar, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples and be so retained.
- 4 The proposed extension is to be used as a swimming pool, with incidental changing and plant facilities, incidental to the use of the main dwelling, only, and for no other use, unless planning permission shall be granted for an alternative 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 character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13.
- 4 As the property has been extensively altered and extended previously, it is considered that this extension should retain incidental use associated with the house only.

#### Reasons

The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage (as it is outside the curtilage). Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties, and the development will not cause harm to protected species. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01818/FULL	Creedy Widger Upton Hellions Crediton Devon EX17 4AE	Erection of conservatory	PERMIT	DEL	14/01/2016

#### 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 conservatory, in terms of its scale, design and position at the front of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The conservatory is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

#### Reasons

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

15/01823/LBC	Village Pump High Street Hemyock Devon	Listed Building Consent to carry out repair and renovation works and to erect plaque	PERMIT	DEL	13/01/2016
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#### Reasons

The proposed repair will achieve a long lasting appearance and function. The public benefits associated with this proposal relate to the repair of the monument for the enjoyment of the public including visitors to the village. On this basis the proposal is considered to be acceptable in accordance with Local Plan part 1 (Core Strategies) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM27 National Planning Policy Framework para 134.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01833/PNCOU	Land and Building at NGR 300703 110258 Brithem Bottom Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	APA	DEL	11/01/2016

#### Reasons

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

15/01835/FULL	West Lodge Creedy Park Crediton Devon EX17 4EB	Conversion of double garage to form annexe	PERCON	DEL	11/01/2016
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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 annex building hereby approved shall be used as ancillary accommodation to the existing dwelling on the site (currently known as West Lodge), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.
- 4 The development shall not be brought into use until a strategy of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy prior to the use of the building commencing.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application has been submitted and determined on the basis of ancillary accommodation and not as a separate dwelling house.
- 4 To ensure that the proposals manage the distribution of water from the site without resulting in flooding to the local environment in accordance with policy COR11.

#### Reasons

The application scheme for the conversion the existing garage/shed to annexe accommodation at West Lodge is considered to be supportable in policy terms. The proposed alterations to the appearance of the building is considered to respect the character and setting of the existing dwelling. It is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties and/or the setting of the adjacent building which is listed. Overall subject to restricting the use of the unit to ancillary accommodation to the main house the proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2, DM8, DM13, DM27 and Government advice in the National Planning Policy Framework.



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

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

15/01836/LBC	West Lodge Creedy Park Crediton Devon EX17 4EB	Listed Building Consent for conversion of double garage to form annexe, and internal alterations to existing extension to form first floor accommodation	PERMIT	DEL	11/01/2016
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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 Unless otherwise agreed in writing with the Local Planning Authority the new doors and windows shall be made from timber and be painted and not stained and shall be set back 100mm from the face of the building. The doors and windows shall be maintained as such at all times thereafter.
- 4 The 2 new roof lights for the first floor roof conversion shall be set flush with the plane of the roof.

**Reasons**

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

**Reasons**

The setting of the listed building is not materially affected. The public benefits associated with this proposal relate to the modern use of the house that will not affect its character. On this basis the proposal is considered to be acceptable in accordance with Local Plan part 1 (Core Strategies) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, and DM27 and National Planning Policy Framework para 134.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01840/TPO	2 The Acorns Uffculme Road Uffculme Cullompton Devon EX15 3BH	Application for crown reduction by 2m of 1 Oak tree (T1) and removal of deadwood and reduction of upper crown by 1 metre radially of 1 Oak tree (T2) protected by Tree Preservation Order 02/00011/TPO	PERMIT	DEL	11/01/2016

#### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: (a) T1 reduce crown radially by 2m (b) T2 reduce the upper 50% of the crown by 1m radially

#### Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

#### Reasons

The works proposed to carry out works to 2 no Oak trees protected by Tree Preservation Order 02/00011/TPO are considered to be sufficiently justified with the recommendations of the tree officer and will preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice.

15/01850/CLU	The Orchard Cheriton Bishop Exeter EX6 6HP	Certificate of Lawfulness for existing use of building as residential dwelling and associated use of land as residential garden for a period in excess of 10 years	REFUSE	DEL	12/01/2016
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#### Reasons

- 1 The Local Planning Authority (LPA) does not dispute the scope of the works that the applicant has stated were undertaken between 2001-2003 to the unit as shown on the site plan submitted with the application. However the Local Planning Authority remains of the view that the applicant has not demonstrated that the unit has ceased being occupied as a mobile home for full time residential occupancy and become a dwelling house.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01852/FULL	34 Castle Park Hemyock Cullompton Devon EX15 3SD	Erection of single storey extension	PERMIT	DEL	14/01/2016

#### 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 application for the erection of a single storey side extension at 34 Castle Park, Hemyock is considered to be acceptable as a matter of principal. The overall scale and design of the extension is considered to respect the character, scale, setting and design of the existing dwelling. The installation of sunlights is not considered to result in any significant adverse impacts to the character of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, DM13 and DM29 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 determined in a timely manner and email to follow up. 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.

15/01857/FULL	Barnsclose Post Hill Tiverton Devon EX16 4NG	Erection of an extension	PERMIT	DEL	12/01/2016
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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.

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

The application for the erection of an extension at Barnsclose, Post Hill is considered to be acceptable as a matter of principal. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

**Reasons**

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

<b>15/01858/FULL</b>	Land and Buildings at NGR 286999 106446 (Holes Farm) Cheriton Fitzpaine Devon	Erection of a mixed use agricultural building	PERMIT	DEL	11/01/2016
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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 application for the erection of a mixed use agricultural building at Holes Farm, Cheriton Fitzpaine is considered supportable in policy terms. The proposed agricultural building will provide additional storage space for hay, straw, farm machinery and livestock on the holding which will operate with existing agricultural buildings. The building is of a similar scale and design to the existing agricultural buildings on the site. Whilst the proposed agricultural building will be visible from outside the site, it will be viewed within a rural landscape adjacent to other buildings of a similar size, scale and design and is therefore not considered to have an adverse impact on the local landscape character and visual amenities of the area. The application scheme raises no transport and/or access issues. On this basis the application scheme is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01865/FULL	1 High Street Halberton Tiverton Devon EX16 7AF	Erection of an annex to dwelling	PERMIT	DEL	12/01/2016

#### 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 annex building above hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as 1 High Street), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

#### Reasons

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

#### Reasons

The proposed erection of an annexe to dwelling at 1 High Street, Halberton by reason of its overall design, scale and form is considered acceptable as a residential annexe within the settlement boundary of the village of Halberton. It is not considered that the proposals will have an adverse impact on the living conditions of occupants of any neighbouring properties, or result in the overdevelopment of the dwelling curtilage. As such the proposed development is in line with COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1); and Development Policies DM1, DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies), as well as 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.

15/01875/FULL	3 Wright Drive Copplestone Crediton Devon EX17 5LT	Erection of a conservatory	PERMIT	DEL	12/01/2016
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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 the first use of the development hereby approved the east elevation of the proposed conservatory shown on the approved plans shall be obscure glazed and retained as such thereafter.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 safeguard the privacy and amenity of the occupiers of neighbouring properties in accordance with Adopted Mid Devon Local Plan (LDF) and policy DM13 of the Local Plan Part 3: (Development Management Policies).

**Reasons**

The proposed conservatory, in terms of its scale, design and position at the rear of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The conservatory is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property subject to the obscure glazing on the east elevation of the conservatory. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan Part 3 (Development Management Policies) DM1, DM2 and 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.

15/01877/FULL	2 Ashley Road Uffculme Cullompton Devon EX15 3AH	Conversion of existing rear outbuilding and lean-to to form additional living accommodation	PERMIT	DEL	13/01/2016
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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 development is considered to be appropriately scaled and designed for its location and not to have a materially adverse effect on the dwelling to be extended, the character and appearance of the conservation area or any neighbouring occupiers. The proposal is considered to be in accordance with policies DM2, DM13 and DM27.

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

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

15/01884/FULL	7 Water Lane Tiverton Devon EX16 6RA	Sub-division of dwelling into two dwellings (Revised Scheme)	PERMIT	DEL	14/01/2016
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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 proposed dwelling by virtue of its size and location is not considered to harm the character, appearance of the Tiverton urban area or wider conservation area or upon neighbouring residential amenity. As such the proposal is considered to comply with the Mid Devon Core Strategy Policies COR2 and COR7 and the Local Plan Part 3 (Development Management Policies) Policies DM1,DM2, DM8, DM14 and DM27.

**Reasons**

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

15/01892/FULL	Antioch Westleigh Tiverton Devon EX16 7HY	Variation of Condition 2 of Planning Permission 13/00327/FULL to allow alterations to windows, doors and exterior paint colour	PERMIT	DEL	14/01/2016
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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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 Conditions 3 and 4 of Planning permission 13/00327/Full relating to landscaping and drive surfacing are to be undertaken in accordance with the discharge of condition details submitted under that reference and discharged on the 13th August 2015 and be so retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the approved details are undertaken in accordance with that approved.

**Reasons**

The proposed changes to the design and materials by virtue of their scale and design not considered to harm the appearance of the dwelling, the future amenities and services of the dwelling or its surroundings. As such the proposal is considered to comply with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM14 and DM15 of the Local Plan 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 pre application discussion and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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