

## Conservation area improvements in Tiverton!

The conservation team encourage owners of buildings to keep them in a good state of repair. Regular investment and maintenance is crucial for the upkeep of any building but especially older properties. If buildings do fall into disrepair we offer repair advice, recommend funding sources if available and if necessary, serve planning notices to ensure that the appearance of conservation areas is upheld and listed buildings are properly looked after.

Recent successes include 101 Bampton Street and 45 Gold Street, both in Tiverton. After extensive negotiations with the previous owners failed to lead to improvements, both owners realised that they were no longer able to cope with the extensive repairs required, and decided to sell them. The new owners have transformed the appearance of the buildings (both listed grade II) and whereas before they detracted from the street scene, they now set the standard for others to follow. Congratulations to them for seeing the potential in these wonderful old buildings!



101 Bampton Street

before



after



45 Gold Street

before



after

## North West Cullompton Masterplan

An area to the north west of Cullompton was identified through Local Plan policy to provide new employment, housing, community and transport provision. The Council has been working together with the promoters' design team to produce a masterplan for the area which acts as a blueprint for the development, setting out principles for the way in which it will come forward, coordinating policy and infrastructure requirements to help achieve high quality design and a successful place. Two stages of public consultation have been undertaken, the first in 2014 and the second in 2015. Representations from the two public consultations have been taken into account to help create the masterplan and it is now at its final stages to be considered by Councillors for approval at the following Cabinet meeting:

**Thursday 28th January 2016, 10am  
Cullompton Town Hall**

The public are welcome to attend and speak at this meeting. The agenda and contact details of the Cabinet Support Officer are available on our website at

<https://democracy.middevon.gov.uk>

Further information about the Masterplan is also available at <https://new.middevon.gov.uk/planning-policy/masterplanning/northwest-cullompton/>

## Local Plan Review Update

The 2015 Local Plan Review proposed submission consultation resulted in almost 1000 responses. There were comments for and against the proposals in the plan, with the larger sites generally attracting more interest. In response to these representations, and as a result of ongoing discussions with statutory consultees, additional technical work is now required before the Local Plan Review is submitted for examination. This means a new timetable for the Local Plan Review as set out below:

Stage	Date
Sustainability Appraisal Scoping	May 2013 (completed)
Preparation Stage Consultation	January 2014 (completed)
Publication Stage Consultation	February – April 2015 (completed)
Submission	June 2016
Hearings	Autumn 2016
Adoption	January 2017
Revision	2020

For more detail please go to our website [www.middevon.gov.uk/localplanreview](http://www.middevon.gov.uk/localplanreview)

# Design Guides

Two design guides have recently been published by the Council to help property owners, particularly those living in older buildings and in conservation areas to carry out appropriate alterations.

There are two guides; one on windows and doors, the other on roofs and chimneys.

The guides include advice on the need for planning permission, listed building consent and building regulation approval for these types of alteration.

Where windows and doors are beyond repair and need to be replaced, using the right design and appearance for the age and style of the building will keep or restore the character and value of the individual building as well as the appearance of the wider area.

Roofs and chimneys are important features when viewing a property alone or in the context of the street. The pattern of roofs and chimneys in a town or village, both from close views and more distant views of the settlement in the landscape, is a distinctive part of the character and appearance of an area. Use of slates or tiles that do not match neighbouring roofs or the loss of chimney stacks and pots can all detract from the visual quality of the environment.

The design guides can be found on the Council's website at

<https://new.middevon.gov.uk/planning/conservation/design-guidance/>

Printed copies are available from the Mid Devon District Council offices at

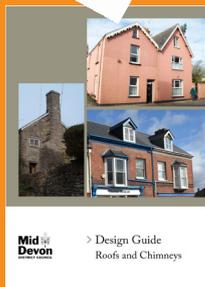
Phoenix House,  
Phoenix Lane,  
Tiverton EX16 6PP

If you would like your details to be removed from our database or updated, you can contact us by email

[dpd@middevon.gov.uk](mailto:dpd@middevon.gov.uk)

or write to us at

Forward Planning,  
Phoenix House, Phoenix Lane,  
Tiverton, EX16 6PP



# Tiverton Eastern Urban Extension (EUE)

An area to the east of Tiverton was identified through Local Plan policy to provide new employment, housing, community and transport provision.

The Council has been working with a range of parties to deliver the scheme:

**Masterplan SPD:** the Tiverton EUE Masterplan was adopted in 2014. It provides an overarching view of how the allocation as a whole should be developed and delivered.

**A361 Junction:** an application for the construction of a new road junction with access on to and off the east and westbound carriageways of the A361 was granted planning consent in 2014. It is anticipated that construction will start during July 2017 with completion during the Autumn of 2018.

**Waddeton Park:** an outline planning application for 330 dwellings towards the northeast of the allocation was granted consent during 2014. A Section 106 legal agreement has been signed and the first drawings for the layout of the housing are expected during spring 2016.

**Chettiscombe Trust Estate:** the Council has resolved to grant outline planning permission for 700 dwellings, employment, primary school and neighbourhood centre, subject to the signing of a Section 106 legal agreement.

**Design Guide:** a Design Guide that considers the form and layout of development across the whole of the EUE is nearing completion following stakeholder, developer and Member consultation events. The final document is expected during February 2016.

**Blundells Road Traffic Calming Scheme:** a detailed scheme of traffic calming measures has been produced with construction expected to start during the summer of 2016.

**Feasibility Study:** further work has been commissioned for the south-eastern part of the EUE. This area was not fully surveyed as part of the adopted Masterplan SPD and this study seeks to provide information to allow this area and the project as a whole to be brought forward for development.

For more detail please go to our website

<https://new.middevon.gov.uk/planning-policy/masterplanning/tiverton-eastern-urban-extension/>

## Future Local Plan e-updates

To keep you up to date in an efficient manner we intend to rely more heavily on e-mails in the future. This will make an important contribution to making the best use of public funds and will also have environmental benefits of reducing paper usage. We will be updating our consultation database over the next two months; in the meantime we'll continue to rely primarily on postal consultations.

If you have not already provided us with an e-mail address, or if you have a new email address please contact us at [dpd@middevon.gov.uk](mailto:dpd@middevon.gov.uk). This will enable you to get instant updates as soon as a consultation starts. We will not pass your e-mail details to third parties.

Don't forget to put your name and postal address in the email so we know which record to update. Please note a postal option is still available for those who want it.