

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01153/ADVERT	37 St Peter Street Tiverton Devon EX16 6NW	Advertisement consent to display 1 non-illuminated fascia sign and 5 other non-illuminated signs	PERMIT	DEL	18/01/2016

Conditions

- i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality which the site lays. The proposal is in accordance with government guidance in The National Planning Policy Framework and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

15/01186/FULL	Buttercup Meadow Cheriton Bishop Exeter Devon EX6 6HD	Erection of replacement agricultural barn, retention of greenhouse, and removal of existing building	PERMIT	DEL	18/01/2016
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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 existing building on the site shall be demolished and all resulting materials removed from the site within a period of 3 months of the first use of the proposed building as shown on the approved plans.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the character and appearance of the area in accordance with Policy COR18 and DM22.

Reasons

The application proposal for the erection of a replacement agricultural barn, retention of greenhouse and removal of existing building is considered to be supportable in policy terms. The proposed replacement building will be smaller scale than the existing building that sits on stilts and is no longer practical for the proposed horticultural use of the site. The traffic generation associated with the proposed use is not considered to be significant such that it would result in an unacceptable impact on the local road network. The drainage arrangements are considered to be appropriate. The proposal would not result in any harm to the amenity of any neighbouring properties or users of the public footpath that runs to the north east boundary of the site. The removal of the existing building and replacement with a smaller, more functional building is considered to be acceptable in principle. The design, scale and material palette is considered to be acceptable and would not harm the character and appearance of the rural area. The proposal is considered to be acceptable in accordance with the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 2 (Development Management Policies) DM1, DM2, DM22 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 issuing the decision in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01459/FULL	Building at NGR294627 126390 (Combeland) Morebath Devon	Conversion and extension of outbuilding to form rural worker's dwelling	PERMIT	DEL	22/01/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.
- 4 The materials to be used in the development shall be as indicated on the application forms unless otherwise approved in writing by the Local Planning Authority.
- 5 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, of Part 1, relating to the extension and alteration of the dwelling, extensions or alterations to its roof, the insertion of windows and/or roof lights, and the provision of outbuildings, shall be undertaken within the dwellings curtilage without the Local Planning Authority first granting planning permission.

Reasons

- 1 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site.
- 2 For the avoidance of doubt and in the interests of proper planning.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and guidance in National Planning Policy Framework.			
4		To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM14.			
5		To safeguard the visual amenities of the area and amenities of neighbouring dwellings in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			

Reasons

Paragraph 55 of the Framework states isolated dwellings in the countryside should be avoided unless there are special circumstances. The essential need to permit a rural worker to live permanently at or near their place of work has been proven. There are animal welfare issues for the livestock and it has been demonstrated that this requires a further dwelling at or near to the holding. Property prices limit the opportunities for the farm worker to live near to the enterprise. The Council is satisfied that in this case there is an essential need for a full time agricultural worker to live at or near the site. The existing farm house is being occupied by the applicants' mother, who has retired from farming. The Council is satisfied that there is no other existing accommodation available nearby that would meet the essential need for an additional agricultural worker to live at or near their place of work. The Council's policy seeks that an existing building is utilised in preference to new build, and this is the predominantly the case here. There would only be small benefits from the development by reason of the farm worker at that farm having not to travel far to go to work, the contribution of a further dwelling to housing land supply and if the occupier was eligible, the Council not having to provide an affordable dwelling. Accordingly, the proposal would comply with government under Paragraph 55 of the National Planning Policy Framework. The proposal would also not conflict with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies) which strictly control development within the open countryside. In addition, the design is suitable and complies with Policies DM2, DM3, and DM5 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

15/01571/MFUL	Land at NGR 283175 113696 (Menchine Farm) Nomansland Devon	Erection of 5 additional poultry units (5040 sq.m) and biomass boiler unit; formation of attenuation pond, access track, and hardstanding; landscaping; and associated infrastructure	PERCON	COMM	18/01/2016
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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 Prior to the commencement of development a detailed scheme of new planting and landscaping based on the site layout and planting plan (drawing no BRS5972_08) and to include new planting adjacent to the existing AD plant shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of landscaping shall be carried out prior to the commencement of the development of any of the buildings hereby approved. Any trees or plants which within a period of 10 years from the completion of the buildings die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice. Detailed drawings confirming the existing site levels, proposed finished floor levels for the buildings, and the proposed datum levels across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development to reflect. The development shall be completed in accordance the approved details thereafter.
- 4 Prior to commencement of any part of the site the Local Planning Authority shall have received and approved 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, unless prior written agreement has been given by the Local Planning Authority; (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; Works shall take place in accordance with the approved details.
- 5 No development shall be commenced until details of the surface water drainage system based on the surface water being piped to a swale and then discharged as shown on the approved development area plan, have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved drainage scheme shall be fully implemented before any part of the development is occupied, and be so retained.
- 6 A management plan, setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage Systems (SUDS) including pipes, swales, detention areas, and associated flow control devices, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any of the buildings first coming into use. The SUDS shall thereafter be managed in accordance with the agreed details.
- 7 No development shall take place until details of the colour and finish of the building materials to be used has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 8 No development shall take place until a waste management strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate how the approved poultry units will be managed and operated so that there is no outdoor storage of any chicken waste and any other waste material generated by the approved scheme of development . Waste management shall be in accordance with the approved strategy.
- 9 Before the commencement of any development a Landscape and Ecological Management Plan (LEMP) to cover the matters identified by the Clarkson Woods Ecological Survey report submitted to support this application shall be submitted and approved in writing. The development shall be implemented and completed in accordance with approved details.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In the interest of the visual amenity and landscape quality of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 To prevent mud and other debris being carried onto the public highway and in the interest of public safety and to prevent damage to the highway.
- 5 To ensure that there are appropriate measures are in place to deal with drainage from the site to prevent an increased risk of flooding.
- 6 To ensure that there are appropriate measures are in place to deal with drainage from the site to prevent an increased risk of flooding.
- 7 In the interest of the visual amenity and landscape quality of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 8 In order to protect the general amenities of the area, and in accordance with Policy DM2 of the Mid Devon Local Plan (Development Management Policies).
- 9 To ensure the protection of any ecological interests at the site.

Reasons

The proposals are for the erection of a chicken shed unit to accommodate 60,000 free range broilers on a site at Menchine Farm adjacent to the now operational AD plant. Given the nature of the proposed use the application scheme is considered supportable in policy terms as a matter of principal. Subject to delivering new tree planting and formation of new woodland across the new development area the siting, location and design of the unit (all new hardscape and individual buildings) it is not considered that the proposed development would sufficiently harm the landscape character and/or visual amenities of the area in the long term to justify refusing this application when considered individually and/or cumulatively with the existing buildings and lawful uses on the farm complex. Furthermore the proposed number of additional traffic movements on the public highway which would be generated by the application would not raise any highway safety and/or capacity concerns, or impact on the general amenities of the area to the extent that a reason for refusal would be justified. Finally it has been demonstrated that noise and odours impacts can be satisfactorily managed without resulting in detriment to general amenities of the locality. On balance it is therefore considered that the application scheme sufficiently complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, and DM22 of the Local Plan Part 3: (Development Management Policies) and government policy as contained 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 decision making process within 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.

15/01611/MFUL	Land at NGR 285047 114124 (Edgeworthy Farm) Nomansland Devon	Erection of 5 poultry units (5040 sq. m) and biomass boiler unit; formation of attenuation pond, access track, and hardstanding; landscaping; and associated infrastructure	PERCON	COMM	19/01/2016
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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 No development shall be commenced until details of the surface water drainage system based on the surface water being piped to a swale and then discharged as shown on the approved development area plan shall, have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved drainage scheme shall be fully implemented before any part of the development is occupied, and be so retained.
- 4 A management plan, setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage Systems (SUDS) including pipes, swales, detention areas, and associated flow control devices, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any of the buildings first coming into use. The SUDS approved shall thereafter be managed in accordance with the agreed details.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		The poultry sheds shall not be brought into use before the improvements to the junction onto the B3171 have been implemented in accordance with drawings 1507-53 FIGURE 2.2 REV B, Entrance 23, and Swept Path Analysis 1507-53 SP02 REV B and TPA Technical Note 2 - Response to Highway officers Comments, Received 17th December 2015, to be agreed in writing by Devon County Council.			
6		No development shall be commenced until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Management Plan at all times during the construction phase of the development.			
7		No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall first have been submitted by the applicant and approved in writing by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.			
8		No development shall take place until a waste management strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate how the approved poultry units will be managed and operated so that there is no outdoor storage of any chicken waste and any other waste material generated by the approved scheme of development . Waste management shall be in accordance with the approved strategy.			
9		Prior to its first use on the building, details/samples of the proposed material indicating colour and finish to be used on all external roof surfaces across the development hereby approved shall be submitted to, and approved in writing by the Local Planning Authority. The approved material shall be so used and retained thereafter.			
10		No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, detailed drawings confirming the existing site levels, proposed finished floor levels for the buildings, and the proposed datum levels across the site. The development shall be completed in accordance the approved details thereafter.			
11		The construction phase of development shall be carried out strictly in accordance with the submitted Construction Traffic Management Plan (CTMP) written by TPA dates September 2015 at Appendix 7.2. The CTMP shall be adhered to at all times.			
12		The development shall be carried out at all times in accordance with the recommendations for mitigation and enhancement specified in Section 7 of the Clarkson and Woods Ecological Survey Report dated September 2015 and received by the Local Planning Authority on 6th October 2015.			

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 appropriate measures are taken to manage surface water in accordance with Policies DM2, DM7 and DM22 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure appropriate management of surface water in accordance with Policies DM2, DM7 and DM22 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure an appropriate access to and from the site for use by heavy goods vehicles, in accordance with Policies COR9 of the Mid Devon Core Strategy (Local Plan Part 1), DM6 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 6 To ensure the development will not result in unacceptable harm to the amenities of the area, trees hedges, watercourses or wildlife in accordance with Policies DM4, DM7 and DM22 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development and in accordance with Paragraph 141 of the National Planning Policy Framework (2012).
- 8 To ensure appropriate management of waste resulting from the development in order to protect the local environment and prevent harm to the amenities of local residents.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		To ensure an appropriate material which would not draw undue attention to the site in accordance with policies COR2 of the Core Strategy 2007, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
10		To ensure appropriate levels are in place without harm to the rural setting in accordance with COR2 of the Core Strategy 2007, and DM2 of the Local Plan Part 3 (Development Management Policies).			
11		To ensure appropriate measures for the management of vehicle movements during the construction of the development hereby approved.			
12		To ensure appropriate measures and mitigation are carried out to avoid undue harm to protected species.			

Reasons

The proposed development comprising 5 poultry sheds, attenuation pond and associated development is considered to be without significant detrimental impacts upon the living conditions of local residents arising from odour and additional vehicle movements from Edgeworthy to Menchine. The application provides sufficient information to determine the environmental impact upon the local setting as well as the Culm SAC and designated SSSI sites. It is concluded that whilst the development will result in some minor visual impact, this is not considered to be to the detriment of the wider landscape character, because there are only short and medium range views across this part of the countryside without the disturbance of prominent views from public vantage points, bridleways and the public highway. Furthermore the cumulative visual impact of the development in association with the existing farm buildings, Anaerobic Digester and Wind turbines is found to amount to minimal harm. Cumulative impacts arising from vehicle movements, noise and odour, in conjunction with development of existing and poultry sites at Menchine Farm and Gibbet Moor Farm are not considered to be substantial or to warrant refusal of the application. The application is considered to comply with Policies COR1, COR2, COR5, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM22 and DM30 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

15/01741/FULL	12 Shambles Drive Coplestone Crediton Devon EX17 5HP	Change of use of live/work unit to C3 dwelling	PERMIT	DEL	18/01/2016
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Conditions

- 1 The date of commencement of this development shall be taken as the 23rd November 2015 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application proposal does not change the overall look or dimensions of the building nor does it affect the residential street scene or setting to the building and will not affect the privacy or amenity of any neighbouring properties. The proposal will not result in any additional disturbance or highway safety concerns nor significantly affect the availability of employment floor space in the area. In terms of the loss of any employment floorspace that would arise, given the relatively narrow target market that the protected floorspace might appeal to, given its limited size and the extent to which it is already intrinsically linked to the residential accommodation, it is not considered that the loss of such employment floorspace in this case would be a justified reason to refuse permission. On this basis it is considered that the scheme complies on balance with policies COR1 and COR2 of the Mid Devon Core Strategy a(Local Plan part 1) and Policies DM1, DM2, DM21 of the Local Plan Part 3 (Development Management Policies) and policies within the National Planning Policy Framework.

Reasons

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

15/01779/FULL	Holly House Willand Road Cullompton Devon EX15 1AP	Erection of 2 dwellings	PERCON	DEL	20/01/2016
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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 No development shall begin until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been previously been submitted to and approved in writing by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 5 No development shall take place until full details of the sustainable urban drainage system to be provided on site, including its long term maintenance and management, shall have been submitted to and approved in writing by the Local Planning Authority. The approved sustainable urban drainage system shall be fully operational before either of the dwellings hereby permitted are first occupied and shall be so retained and maintained thereafter.
- 6 Before their use on the dwellings hereby permitted details of the materials to be used on the external surfaces of the buildings, including windows, doors, roof lights, fascias and rainwater goods, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved details shall be used on the development and shall be so retained.
- 7 The dwellings hereby permitted shall not be first occupied until visibility splays have been provided and laid out for that purpose at the site access where the visibility splays provide inter-visibility between any points on the X and Y axes at a height of 0.600 metres above the adjacent carriageway level, and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances (identified as Y) shall be 43.00 metres to the nearside carriageway to the west and 43.00 metres to the centreline of the carriageway to the east.
- 8 The dwellings hereby permitted shall not be first occupied until the access, driveway, parking, turning, and landscaping facilities shown on the approved plans have been provided in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. Once provided, such facilities shall be permanently so retained and maintained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9					

9 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1 relating to enlargement or alteration of the dwelling or its roof or the provision of outbuildings and Class A of Part 2 of Schedule 2, relating to gates, fences, walls, shall be undertaken within the application site/dwelling curtilage* without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development, in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure that the proposed development does not prejudice the amenities of neighbouring properties in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 5 To ensure that appropriate surface water drainage details are approved prior to the development commencing and to ensure appropriate measures are in place to deal with surface water drainage from the site, in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 6 To safeguard the visual amenity of the site and visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 7 To provide adequate visibility from and of emerging vehicles in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure appropriate facilities are provided for traffic attracted to the site and to ensure the development makes a positive contribution to the visual amenities of the area in accordance with policies DM2 and DM8 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 9 To ensure adequate parking and amenity space is retained for the dwellings and to protect the character and appearance of the development and the visual amenities of the area area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM8, DM14

Reasons

The principle of new residential development in this location is acceptable. The proposed layout and design of the development is considered appropriate for the location and to provide coherence between the existing and new dwellings on the site. Subject to improved visibility, the Highway Authority considers the access arrangements to be acceptable. Conditions are recommended in respect of archaeology, visibility, surfacing, drainage and the retention of parking and turning facilities, and subject to these facilities being provided, the development is considered to have an acceptable impact on the historic environment, road safety and flood risk. The site is well enclosed and the development has been designed to minimise potential impacts on the privacy and amenity of neighbouring residents. The applicant has made financial contributions towards public open space and air quality improvements in the area and the development will attract the payment of a New Homes Bonus. The proposal is considered to comply with the requirements of relevant policies: COR1, COR2, COR9 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 and AL/CU/15 of the Allocations and Infrastructure Development Plan Document and DM2, DM8, DM14, DM15, DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01782/FULL	Patrona Calverleigh Tiverton Devon EX16 8BE	Erection of two storey extension, utility room and decking to rear	PERMIT	DEL	22/01/2016

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 extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Local Plan Part 3 (Development Management Policies) DM2, DM8, DM13 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 negotiation. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/01820/FULL	The Old Smithy Bampton Tiverton Devon EX16 9JA	Erection of a first floor extension and porch	PERMIT	DEL	18/01/2016
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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 accommodation hereby permitted shall be occupied solely for the purposes ancillary to the occupation and enjoyment of 'The Old Smithy' as a dwelling, and shall not be used as a separate unit of occupation.
- 4 The building striped red on the approved site location plan, shall not be let, sold or otherwise disposed of separately from the main dwelling on the site currently known as 'The Old Smithy, EX16 9JA'.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		The site is located outside defined settlement limits in the countryside, where national and local planning policy significantly restricts the development of new residential accommodation in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and guidance in the National Planning Policy Framework.			
4		The Local Planning Authority do not consider any occupation of the proposed building to be appropriate if it is outside of the control of the application property currently known as 'The Old Smithy, EX16 9JA', due to the proximity of the buildings, such separately controlled occupation would have an adverse effect on the privacy and amenity of the existing dwelling, The Old Smithy, EX16 9JA, contrary to Policy DM2 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2, DM8, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01842/FULL	Summerhayes/West Hayes Kennerleigh Crediton Devon EX17 4RS	Erection of 2 dwellings following demolition of Westhayes and Summerhayes and associated works	PERCON	DEL	20/01/2016
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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 Article 3 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) no development of the types referred to in Classes A, B, C or D of Part 1 of Schedule 2, relating to extensions, additions and alterations to the roof and porches shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 Before the commencement of the development hereby permitted samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.
- 5 Before the commencement of the development hereby permitted working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of the doors/door frames/windows shall be in accordance with these approved details, and be so retained.
- 6 No development/works shall begin until a sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the external 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. Such approved materials shall be so used and retained.
- 7 No metre boxes shall be installed on any elevation of the dwellings.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
9		No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.			
10		The mitigation works as proposed in the Ecological Survey Report (November 2015) prepared by Acorn Ecology Ltd shall be implemented and completed in accordance with the requirements of that report.			

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 size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan part 3 (Development Management Policies) and to ensure development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the new building is of an acceptable standard and makes a positive contribution to the visual qualities of the area in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the new building is of an acceptable standard and makes a positive contribution to the visual qualities of the area in accordance with policy DM2 of Mid Devon Local Plan part 3 (Development Management Policies).
- 6 To ensure the use of stone, mortar, coursing and pointing are appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the conservation area.
- 7 To safeguard the visual amenities of the area and the character and appearance of the conservation area.
- 8 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 10 To ensure the protection of any ecological interests at the site.

Reasons

The application scheme for the erection of 2 dwellings following demolition of Westhayes and Summerhayes and associated works is considered to be supportable in policy terms. The scheme presents a reasonable increase in the size and scale of living accommodation for each dwelling which is in accordance with the relevant policy. The proposed siting, scale, massing and overall design of the two replacement dwellings is considered acceptable in terms of how the street scene would be affected and in terms of it being compatible with amenities of the occupiers of the neighbouring properties. Furthermore it is not considered that the contemporary design of the scheme would have a significantly adverse impact on the amenity of the Kennerleigh Conservation Area in terms of the visual appearance and/or the general character of the area. The proposals include satisfactory provision to mitigate against the ecological impacts the scheme raises. The proposals raise no flooding and/or highway safety concerns. On this basis the Local Planning Authority is satisfied that the application scheme complies with the following policies, COR2, COR9, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM12, DM14 and DM27 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/01864/FULL	Hartford House Lower Town Halberton Tiverton Devon EX16 7AU	Erection of single storey rear extension	PERMIT	DEL	20/01/2016
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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 single storey rear extension at Hartford House, Lower Town, Halberton is considered to be acceptable in principle. 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 rooflights 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 DM27 and Government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01867/TPO	Graveyard St Thomas A Becketts Church Lapford Devon	Application to carry out works to 1 Beech tree and 3 Sycamore trees protected by Tree Preservation Order 05/00003/TPO	SPLIT	DEL	19/01/2016

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) Crown raise Maples and Beech in Group 1 to give 4 metre clearance from the ground, pruning secondary limbs only where possible.

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 1 Beech tree and 3 Sycamore trees protected by Tree Preservation Order 05/00003/TPO are considered to be acceptable in part. This decision allows for the crown lifting of the trees in order to achieve 4 metres from ground clearance. The crown reduction works is not considered to be necessary at present.

15/01882/FULL	Sun Way 18A Crow Green Cullompton Devon EX15 1EW	Erection of ground floor extension to rear	PERMIT	DEL	18/01/2016
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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 slate used on the proposed extension shall match the slate on the main dwelling.
- 4 The roof lights shall be conservation style, flush to the slope and dark in colour.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the conservation area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the conservation area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of a single storey rear extension at Sun Way, 18A Crown Green, Cullompton 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 rooflights is not considered to result in any significant adverse impacts to the character of the existing house providing that they are conservation flush to the slope and dark in colour. 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: COR2 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

15/01899/ARM	Land at NGR 302666 114116 Adj Paultet Turnpike Sampford Peverell Devon	Reserved matters for the erection of 3 dwellings following outline approval 12/01213/OUT	PERCON	DEL	19/01/2016
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 Before their use on the buildings hereby approved, samples of the materials to be used for all the external surfaces of the buildings shall have been submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used.
- 3 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Mondays to Fridays and 0730 and 1300 on Saturdays.
- 4 The parking and turning areas shown on the approved plans shall be surfaced and drained before the dwellings are first occupied. Once provided such facilities shall be permanently so retained and maintained.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2, DM2 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure that the proposed development does not prejudice the amenities of neighbouring properties in accordance with policy DM2 of the Local Plan 3 (Development Management Policies).			
4		To ensure adequate facilities are provided for the traffic attracted to the site in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The layout, design and scale of the proposed bungalows and the associated landscaping works are considered to be acceptable. The design and scale of the bungalows demonstrates a clear understanding of the characteristics of the site, its wider context and the surrounding area. The dwellings created will exceed the national space standards, have suitably sized rooms, can accommodate a range of occupiers and have private amenity space that reflects the size, location, floorspace and orientation of the properties. The proposed materials are of a high quality and will allow the dwellings to integrate within the surrounding buildings. The proposed development is not considered to result in an adverse effect on the privacy and amenity of the neighbouring properties due to the single storey nature of the dwellings, along with the site layout and proposed landscaping. There is suitable provision for parking and access, the development proposes to use a sustainable drainage system and the impact on the conservation area is considered to be acceptable. Overall the proposed development is considered to be in accordance with Policies COR2, COR9 and COR17 of the Mid Devon Core Strategy, and DM2, DM8, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

15/01900/FULL	Cob Barn Lower Town Halberton Tiverton Devon EX16 7AU	Conversion of redundant building to dwelling	PERCON	DEL	19/01/2016
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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 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 4 The development shall be carried out in accordance with the recommendations in the bat and barn owl survey report by Western Ecology dated September 2015.
- 5 Before its use on the development, details of the external roofing material shall be submitted to and approved in writing by the Local Planning Authority. Only such approved roofing material shall be used and so retained.
- 6 Before their use in the development, details of the external windows and doors, including sections, mouldings, profiles and glazing, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved roofing material shall be used and so retained.
- 7 Before the dwelling is first occupied, the first floor window in the east elevation shall be glazed with translucent glass and shall be permanently so retained.
- 8 Before the dwelling is first occupied, the parking spaces shown on the approved plans shall be surfaced and drained and the garden areas landscaped, and all such facilities made available for use, in accordance with the submitted details, and such facilities such be permanently so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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9 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1 relating to alteration or extension of the dwelling or its roof, or Classes A of Part 2 of Schedule 2, relating to gates, fences, walls, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the proposed development does not prejudice the amenities of neighbouring properties, in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure adequate mitigation measures are undertaken in respect of protected species that may be using the building in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To protect the character and appearance of the building and the conservation area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To protect the character and appearance of the building and the conservation area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To protect the privacy of the occupiers of 2 Lower Close, Halberton in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure facilities are provided for the dwelling in accordance with policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To ensure parking and amenity facilities are retained for the dwelling and to protect the character and appearance of the building and the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM8, DM14.

Reasons

The current proposal is acceptable in that the conversion of the building is acceptable in terms of design and, subject to materials, is considered to be in keeping with the character and appearance of the conservation area. Adequate parking and amenity space is to be provided and the window in the east elevation will be obscure glazed to protect the amenities of the neighbouring dwelling. The proposal has adequately addressed any potential impacts on protected species. The proposal is considered to comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 of the Allocations and Infrastructure Development Plan Document and DM2, DM8, DM14, DM15 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01904/FULL	The Cottage Stretchdown Witheridge Tiverton EX16 8PB	Erection of two storey extension	PERMIT	DEL	19/01/2016

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 development hereby approved shall be carried out in accordance with the recommendations set out in Section 4 of the Ecological Appraisal (Bats and Birds) by Devon Wildlife Consultants (dated October 2015).

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 development does not cause harm to any European Protected Species and mitigates possible impacts upon local wildlife.

Reasons

The application for the erection of a two storey extension at The Cottage, Stretchdown is considered to be supportable in policy. The overall scale and design of the extension is considered to respect the character, scale, setting and design of the existing house. The fenestration arrangements are not considered to result in any significant adverse impacts to the general amenities of the area, including overlooking of neighbouring properties. 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: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and 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.

15/01905/FULL	Franklins Back Lane Sandford Credon Devon EX17 4NQ	Erection of extension following removal of existing conservatory	PERMIT	DEL	20/01/2016
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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 extension hereby approved shall be clad in untreated timber and retained as such in perpetuity unless otherwise agreed in writing with the Local planning Authority.

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 ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies DM2, DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposal for the erection of an extension following removal of existing conservatory is supportable in policy terms. The design of the extension is considered to be an improvement to the existing conservatory and would respect the character and appearance of the dwelling. The site is within the conservation area and in close proximity to two grade II listed buildings however it is not considered that the proposed extension would result in harm to the setting of the listed buildings or the visual amenity of the conservation area. The proposal would not result in over development of the dwelling curtilage. Although the proposed extension is larger than the existing and in close proximity to neighbouring properties, the Local Planning Authority considers that it would not result in significant harm to the amenity of the neighbouring properties. Overall the application scheme is considered to be in accordance 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 DM27 and Government advice in the National Planning Policy Framework.

Reasons

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