

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00621/FULL	Land at NGR 303416 110418 (Silver Street) Willand Devon	Variation of condition 2 of planning permission 13/00993/FULL to allow the substitution of drawing number 1211 - 103 Rev D with 995/ 27 Rev A	PERCON	DEL	28/01/2016

Conditions

- 1 The development hereby permitted shall be begun before 9th February 2018.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Development shall take place in accordance with the Tree Protection Plan as detailed in the A.M. Lane Arboricultural Implication Assessment, Planning Integration Report and Method Statement (including accompanying plans) approved in writing by the Local Planning Authority on 30th June 2015 as part of the discharge of condition 4 of planning permission reference 13/00993/FULL. The tree protection measures included within the Tree Protection Plan shall be retained during the period of construction. During the period of construction of the development: a.No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure; b.No fires shall be lit within the spread of the branches of the trees; c.Any accidental damage to the trees shall be cleared back to undamaged wood and be treated with a preservative if appropriate; d.Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated except in accordance with details approved in accordance with condition 9 of this planning permission.
- 4 The development hereby permitted shall take place in accordance with the surface water drainage details submitted to discharge condition 5 of planning permission reference 13/00993/FULL, in particular drawing number 15201-350 Rev B and shall be permanently retained and maintained.
- 5 The development hereby permitted shall take place in accordance with the highway layout plan and construction details shown on drawing number 15201-001 Rev A, and no dwelling shall be first occupied until the following works have been carried out to the written satisfaction of the Local Planning Authority: (i)The access road, cul-de-sac carriageway and vehicle turning head has been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; (ii)The cul-de-sac visibility splays have been provided to their final level; (iii)The footway on the public highway frontage required by planning permission reference 13/00993/FULL has been constructed up to base course level. (iv) The street lighting for cul-de-sac and footpaths has been erected and is operational; (iv)The car parking and any other vehicular access facility required for the dwelling by this permission have been completed; (v)The street nameplates for the cul-de-sac have been provided and erected.
- 6 Within twelve months of the first occupation of the first dwelling all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction access, and visibility splay works shall be completed to the written satisfaction of the Local Planning Authority.
- 7 The materials for the construction of the dwellings hereby approved shall be as agreed in writing by the Local Planning Authority on 20th June 2015 as part of the discharge of condition 8 of planning permission reference 13/00993/FULL.
- 8 The development hereby permitted shall be carried out at the levels shown on drawing numbers 995.01 and 995.27 agreed as part of the discharge of condition 9 of planning permission reference 13/00993/FULL.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		All development on the site shall be carried out in accordance with the recommendations and mitigation measures set out in section 5 of the phase 2 Protected Species Ecological Survey Report carried out by Blackdown Environmental and received by the Local Planning Authority on 29th July 2013 as part of planning application 13/00993/FULL. Prior to the commencement of any works which may affect dormice and or their habitat, a detailed mitigation and monitoring strategy should be submitted to, and approved in writing by the local planning authority. All works should then proceed in accordance with the approved strategy with any amendments agreed in writing.			
10		The development shall be carried out in accordance with the landscaping details shown on drawing number 2013/35.01. All planting, seeding or turfing 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 new planting season with other of similar size and species.			
11		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) 2015 Order (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, E and F of Part 1, relating to the provision of extensions to the dwelling, including the insertion of rooflights and the provision of dormer windows or other roof extensions, the provision of outbuildings and the provision of hardsurfacing, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of preserving the health and vitality of the trees on the site, some of which are subject to a Tree Preservation Order and of the amenity of the finished development, in accordance with Local Plan Part 3 (Development Management Policies) Policies DM2 and DM14.
- 4 To ensure the provision of adequate drainage facilities on the site and to minimise the risk of flooding, in accordance with Local Plan Part 3 (Development Management Policies).
- 5 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 DM2 of Local Plan Part 3 (Development Management Policies).
- 6 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 DM2 of Local Plan Part 3 (Development Management Policies).
- 7 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the finished development in accordance with: Local Plan Part 3 (Development Management Policies) Policies DM2 and DM14.
- 8 In the interests of preserving the health and vitality of the trees on the site, some of which are subject to a Tree Preservation Order and of the amenity of the finished development, in accordance with Local Plan Part 3 (Development Management Policies) Policies DM2 and DM14.
- 9 In the interests of preserving protected species and their habitats in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2.
- 10 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 11 The Local Planning Authority is not satisfied that additions, extensions or outbuildings within the curtilages of the dwellings could be satisfactorily provided without detriment to either the privacy and amenity of neighbouring properties or the health, safety and vitality of the trees on the site, some of which are subject to a Tree Preservation Order.

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

Reasons

The proposed dwellings are on land which forms part of an existing affordable housing allocation; the local planning authority is satisfied that a local housing need exists for the number of dwellings proposed. The application provides dwellings which meeting the minimum size requirements stipulated by this authority and subject to conditions, the dwellings are of an acceptable design and provide adequate private amenity space, parking provision and protection for retained trees on the site, some of which are subject to preservation orders as well as preserving protected species and their habitats and providing a safe access to and from the public highway. Having regard to all material considerations the application accords with the requirements of Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR5 and COR18, Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policies AL/DE/6 and AL/WI/2, Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8, DM14 and DM15 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.

15/00807/FULL	Land at NGR 277211 93978 (Horselake Farm) Cheriton Bishop Devon	Erection of a recreation building to be used by occupiers of holiday homes and office/storage area on first floor	PERMIT	DEL	28/01/2016
----------------------	---	--	--------	-----	------------

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 This permission shall only be implemented as an alternative to the previously approved scheme (12/01633/FULL) and if that scheme 12/01633/FULL is implemented the building hereby approved shall not be implemented.
- 4 The recreation and office building hereby permitted shall be used for purposes incidental to the existing tourism and home insulation business at Horselake Farm and shall at no times be let, sold or otherwise disposed of separately from the remainder of the property known as Horselake Farm.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to protect the character and amenity of the area in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) that seeks to restrict development in the countryside.
- 4 To prevent an inappropriate intensification of the use of the site and an consequently and unacceptable increase in traffic on the local highway network in accordance with Policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM20 and DM24 of the Local Plan Part 3 (Development Management Policies).

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

Reasons

The application scheme is for the erection of a recreating building to be used by occupiers of holiday homes with an office/storage area on first floor and is considered to be supportable in policy terms. This application follows on from a similar scheme approved under Local Planning Authority Ref: 12/01633/FULL which proposed a recreation building only. The applicant has agreed to relinquish the benefits of this extant planning permission if planning permission is granted for this revised scheme. As was the case with this scheme the recreation space to be used in conjunction with the holiday cottage business on the site is considered to be justified in order to support the Tourism offer on the site. The office based operations that are undertaken at the site, are currently based in a small "portakabin" type structure. Considering the scope of the existing office space, the Local Planning Authority considers that the provision of purpose built office accommodation is considered to be reasonably justified. The proposed office space and amenity area is to be used in association with the existing business operations at the site, and therefore it is not considered that there would be any significant adverse impacts on the local highway network. Overall, the scale and design of the proposed building is considered to be appropriate and it is not considered that the visual impact of the building would cause unacceptable harm to the character and appearance of the rural area. The proposed recreation and office building is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM20 and DM24 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

15/01417/FULL	Coombehead Meadow Bow Crediton Devon EX17 5AA	Erection of an agricultural workers building	PERMIT	DEL	25/01/2016
---------------	---	--	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
- 2 The residential caravan and all residual materials in relation to its construction shall be removed from the site prior to the occupation of the dwelling hereby approved.
- 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 development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).
- 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 2007, policy DM10 of the Local Plan 3 and National Policy in the National Planning Policy Framework.
- 4 For the avoidance of doubt and in the interests of proper planning.

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

Reasons

There has been a mobile home on the site for a number of years with the benefit of planning permission, and therefore the principal of a permanent dwelling on site is considered to be supportable in policy terms. Information regards the nature of the business on the holding, the profitability and level of investment which has been undertaken over the last two years has been submitted and which demonstrates that the business is likely to be sustainable in future years as far as can be predicted, and that at there is an essential need for at least one full time worker to be permanently resident. The size of the dwelling is considered to respond to the needs of the family group on the holding location and the overall size, design and siting of the dwelling is considered to be acceptable and respectful given the countryside setting. No transport and access issues are raised. A condition is recommended to control the use of the dwelling so that it is not occupied other than for an agricultural worker. On this basis the proposal accords with the following policies: COR1, COR9 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM10 of the Local Plan part 3 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 completion of the assessment 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
---------------	--	---	--------	-----	------------

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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.

15/01599/FULL	Land at NGR 304444 114510 (Jersey Farm) Westleigh Devon	Variation of condition (2) and removal of conditions (3) and (5) of planning permission 13/00404/FULL to allow the substitution of previously approved plans	PERCON	DEL	28/01/2016
---------------	---	--	--------	-----	------------

Conditions

- 1 As this application is a variation of a previous approved application the commencement date of this application will be the same as the previous approved application 13/00404/FULL to be commenced within three years from the date of that approval which is 21st June 2013.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 On the building becoming redundant for the use applied for or any agricultural use, it shall be demolished and all resultant materials removed from site within 3 years of redundancy.
- 4 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the implementation of the scheme die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		No part of the development shall be used for any purpose until the offsite highway works for the provision of a rubbing strip to the eastern entrance north of the A361 to the roundabout and associated landscaping works have been provided and made available for use, in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority.			
6		No other part of the development hereby approved shall be brought into its intended use until the access and visibility splays have been provided in accordance with the details shown on the submitted drawings. Such approved access and visibility splay shall be retained and maintained for that purpose at all times.			
7		No part of the development hereby approved shall be brought into its intended use until the parking facilities, commercial vehicles, loading/unloading area and turning area have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority. Once provided, such facilities shall be retained and maintained for that purpose at all times.			
8		Before the commencement of the hard landscaping works hereby permitted in the areas shown on the approved plan(s), details of the surfacing materials to be used in those areas shall be submitted to, and be 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, and shall be so retained and maintained.			
9		The external lighting shall be installed in accordance with the approved details submitted to discharge condition 9 of planning permission 10/00287/FULL and approved in writing by the Local Planning Authority on 24th October 2012 and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.			
10		Waste generated by the operation of the site shall be dealt with in accordance with the waste management plan submitted to discharge condition 10 of planning permission 10/00287/FULL and approved in writing by the Local Planning Authority on 24th October 2012.			
11		Notwithstanding approval 13/00404/Full for the same unit on a separate location within the holding, only one of the two planning approvals 15/01599/Full and 13/00404/Full is to be implemented and completed.			

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 site is in the open countryside remote from the main farmstead, where policies permit the provision of agricultural buildings. However, should such a need cease, its removal would protect visual amenity and appearance of the locality against unnecessary development in the open countryside.
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area.
- 5 To ensure that adequate facilities are available for the traffic attracted to the site.
- 6 To ensure that adequate facilities are available for the traffic attracted to the site.
- 7 To ensure that adequate facilities are available for the traffic attracted to the site.
- 8 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area.
- 9 To safeguard the living conditions of the occupiers of nearby properties.
- 10 To safeguard the living conditions of the occupiers of nearby properties.
- 11 To ensure only one unit is built on the site.

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

Reasons

The proposed re-siting and increase in height of the building by virtue of its scale, massing, design and location is not considered to harm, the future amenities and services of its surroundings the retention of the use of the building in condition 3 will ensure the building is used for its intended purpose in the long-term. The alteration of the works required by Devon County Council Highways to the roundabout will provide appropriate facilities for road users. As such the proposal is considered to comply with Policies DM2 and DM22 of the Mid Devon 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 negotiations 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.

15/01688/FULL	Land Rear of 65 Tidcombe Lane Tiverton Devon EX16 4EQ	Erection of dwelling	REFUSE	DEL	28/01/2016
---------------	--	----------------------	--------	-----	------------

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the following: The Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been addressed as far as possible. This had led to requests for extensions of time of the decision date. Unfortunately, this has not lead to a positive outcome. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The proposal is contrary to Section 7 of the NPPF, Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 (a, ei, eii and eiv), DM8 and DM14 (a and b) of the Local Plan Part 3 (Development Management Policies) (Policies DM1,DM2, DM8, DM14 and DM27) because by virtue of its: 1)location, orientation, scale and massing the proposal would have a detrimental impact upon neighbouring residential amenity; 2)scale, massing, detailed design and location would harm the character and appearance of the Tiverton urban area; and 3)loss of parking to No. 65 would introduce additional risk to all road users of Tidcombe Lane.

15/01747/FULL	25 Fairway Tiverton Devon EX16 4NF	Erection of extension	PERCON	DEL	28/01/2016
---------------	------------------------------------	-----------------------	--------	-----	------------

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 Tree Protection Plan has been submitted to, and approved in writing by, the Local Planning Authority.

Reasons

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

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

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

3 To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01782/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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01838/FULL	Land at NGR 305418 104604(House Button Farm) Kentisbeare Devon	Erection of 2 holiday units	PERMIT	DEL	29/01/2016

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 Holiday Occupancy: (i) the units shall be occupied for holiday purposes only. (ii) the units shall not be occupied as a person's sole or main place of residence (iii) the owners shall maintain an up-to-date register of the names of all occupiers of the units on the site, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 Notwithstanding approval 14/01813/Full for the same units on a separate location within the holding, only one of the two planning approvals 15/01838/Full and 14/01813/Full is to be implemented and completed.

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 site is outside defined settlement limits, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM20 and DM24 of the Local Plan Part 3 (Development Management Policies).
- 4 The site is outside defined settlement limits, where dwellings would be contrary to adopted planning policy, and the introduction of more than the two approved units would have a detrimental impact on the highway network and a visual impact on the surrounding countryside.

Reasons

The proposed holiday accommodation is considered to be sufficiently justified for the countryside location by virtue of supporting the growth of an established rural tourism business, and is acceptable by virtue of its scale, massing, design and location without harm the privacy or amenity of the occupiers of another dwelling, or the surroundings. The proposed development is thereby found to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM3, DM8, DM14, DM15, DM20 and DM24 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is hereby granted, subject to conditions.

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 advice 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
15/01872/FULL	South Farm Blackborough Cullompton Devon EX15 2JE	Change of use of agricultural land to allow enlargement of existing fishing lake with additional fishing positions and seating areas	PERMIT	DEL	28/01/2016

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 current proposal is acceptable in that the proposal is for the enlargement of an existing fishing lake within a fishing and holiday let facility. The site is well-relating to the existing development on the site which is well-screened and which would have minimal impacts on the character and visual amenities of the area, particularly as the site is within the AONB. The access is adequate and the development is not considered to have an unacceptable impact on the highway network. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (LP1) and DM2 and DM29 of the Local Plan part 3 (Development Management Policies).

Reasons

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

15/01883/FULL	Goodiford Barn Kentisbeare Cullompton Devon EX15 2AS	Erection of a garage, erection of an oil storage tank and minor alterations to converted barn including entrance steps, cladding, 2 flues and roof windows	PERMIT	DEL	29/01/2016
---------------	--	--	--------	-----	------------

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.

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

Reasons

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

Reasons

The proposed alterations by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be altered or its surroundings. As such the proposal is considered to comply with Policies DM1, DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01901/TPO	1 Norwood Road Tiverton Devon EX16 6BD	Application to carry out works to 1 Sycamore and 13 Oak trees protected by Tree Preservation Order 12/00001/TPO	PERMIT	DEL	25/01/2016
--------------	---	--	--------	-----	------------

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 those detailed within the application documents, reference WSCQ10376-SF (Rev 2), dated 14.09.2015.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the trees 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 trees to the local character and amenity whilst enabling such works as are required to manage the trees and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

The works proposed are considered to be sufficiently justified and will both 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01906/PNCOU	Premier Luxury Loos Tanyard Farm Willand Cullompton Devon EX15 2PE	Prior Notification for the proposed change of use of an agricultural building to Storage and Distribution (Use Class B8) under Class R	PDA	DEL	25/01/2016

Reasons

- 1 The proposed change of use of the building into a B8 use as shown on the approved plans accords with the requirements of Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

15/01918/PNCOU	Land and Buildings at NGR 285442 107561 (New House Farm) Poughill Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	25/01/2016
----------------	---	---	-----	-----	------------

Conditions

- 1 Prior to the first occupation of any part of the application building as a dwellinghouse, the two buildings as identified on the site plan (received by the Local Planning Authority on 2nd December 2015) shall be demolished and all resultant materials removed from the site.
- 2 Prior to the first occupation of any part of the application building as a dwellinghouse, the building to the east of the site shall be converted to farm office and workshop space as shown on drawing number 643/5 (received by the Local Planning Authority on 2nd December 2015) and shall be retained in this use in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reasons

The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q(a) and Q(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

15/01923/FULL	16 Aubyns Wood Rise Tiverton Devon EX16 5DG	Erection of conservatory	PERMIT	DEL	28/01/2016
---------------	--	--------------------------	--------	-----	------------

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.

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

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 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01924/FULL	13 Lower Town Halberton Tiverton Devon EX16 7AU	Erection of replacement garage	PERMIT	DEL	25/01/2016
---------------	--	--------------------------------	--------	-----	------------

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 replacement garage hereby permitted shall be used for the parking of motor vehicles and purposes incidental to the use of the dwelling on site only and shall not be let, sold or used for any commercial activity.

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 there is no additional traffic generated to the site and to ensure the use is related to the residential use of the site only.

Reasons

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01941/FULL	Holly Cottage East Village Crediton Devon EX17 4DP	Erection of a replacement dwelling (Revised Scheme)	PERCON	DEL	28/01/2016

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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 no development of the types referred to in Classes A, B, C, D, of Part 1 of Schedule 2, relating to enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to its roof, porch, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 4 Before their use, details/samples of the materials to be used for the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.
- 5 No construction shall begin until details of hard and soft landscaping scheme, including details of any changes proposed in existing ground levels, surfacing materials, planting and boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. Such approved landscaping scheme shall be carried out within 9 months of the substantial completion of the development and any trees or plants which, within a period of 5 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 or species.
- 6 The access, parking and turning areas shall be drained, consolidated and surfaced in accordance with details that shall have previously been submitted to, and been approved in writing by, the Local Planning Authority including details of a time frame for their provision. Following their provision, these facilities shall be so retained.
- 7 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.

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 materials appropriate to the development in order to safeguard the visual amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).
- 5 To ensure materials and detailing appropriate to the development in order to safeguard the visual amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 In the interest of highway safety and to ensure materials appropriate to the development in order to safeguard the visual amenity of the area in accordance with Policy DM2 of the Local Plan part 3 (Development Management Policies).
- 7 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.

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

Reasons

The application for the erection of a replacement dwelling (comprising a revised scheme to that approved under LPA ref: 15/00105/FULL) is considered to be supportable in policy terms. The revised design proposes a smaller footprint than the previously approved scheme and the footprint has been rotated which presents a better relationship with the neighbouring property and as such it would not have an adverse impact on the privacy or amenity of the neighbouring residents. The replacement dwelling is considered to be appropriately scaled and designed for its location, and furthermore it is not considered that it will detract from the character of the rural area. On this basis it is considered that the proposal is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM12, DM14 and DM15 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.

15/01942/TPO	5 Aubyns Wood Avenue Tiverton Devon EX16 5DE	Application to remove 3-5m from large north west facing limb and 1-2m from north west facing branches of one Oak tree protected by Tree Preservation Order 06/00016/TPO	PERMIT	DEL	29/01/2016
--------------	---	---	--------	-----	------------

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) 3-5m reduction of major limb overhanging the garden (NW), to a natural growth point b) reduction of limbs by 1m where they are below 4m from the ground over the driveway c) reduction of 1m where limbs overhang the garden fence

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree 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 to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

The works proposed are considered to be sufficiently justified and will both 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.

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

Reasons

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

15/01946/TPO	Land at NGR 294688 113515 (Rackenford Meadow) Tiverton	Application to reduce upper crown to west side of 1 Oak tree (T2) by 2m protected by Tree Preservation Order 73/00017/TPO	PERMIT	DEL	29/01/2016
--------------	---	--	--------	-----	------------

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) Upper west part of the crown to be reduced by up to 2m, to natural growth points, pruning cuts around 50mm diameter

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree 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 to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

The works proposed are considered to be sufficiently justified and will both 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.

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 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.
