

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01503/FULL	Land at NGR 272058 103846 (Waie Inn) Zeal Monachorum Devon	Erection of extension to existing workshop to provide store for garden and landscaping machinery	PERMIT	DEL	02/02/2016

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 machinery storage building shall be used for purposes incidental to the existing tourism, hotel and leisure business at the Waie Inn and shall at no times be let, sold or otherwise disposed of separately from the remainder of the property known as Waie Inn at Zeal Monachorum.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent an inappropriate intensification of the use of the site and a consequently and unacceptable increase in traffic on the local highway network in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM20 and DM24 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme is to extend an existing machinery storage building to serve the ongoing existing tourism hotel and leisure business and is therefore supportable in policy terms. Whilst the scope of the extension is significant in terms of the additional floorspace created, overall, the scale and design of the proposed building is considered to be appropriate reflecting on the site context and it is not considered that the visual impact of the building would cause an unacceptable level of harm to the character and appearance of the site area and/or the amenities of the occupiers of the neighbouring residential dwellings adjacent. On this basis the application scheme is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, 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 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
15/01704/ARM	Land at NGR 278786 103130 (Endfield Farm) New Buildings Sandford Devon	Reserved Matters for the erection of an agricultural worker's dwelling following Outline approval 14/01756/OUT	PERCON	DEL	03/02/2016

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 Prior to the erection of any external lighting on the site, a lighting plan shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 For the avoidance of light pollution and in the interests of the protection of the landscape having regard to policy COR18 of the Mid Devon Core Strategy (Local Plan part 1) and policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The erection of an agricultural worker's dwelling was approved in outline under Local Planning Authority ref: 15/01756/OUT on the basis that it was necessary to support the agricultural activity on the Endfield Farm holding at the Langlands site. The layout, scale, appearance, landscaping and access details (all the reserved matters) as submitted are considered acceptable in demonstrating that it will be possible to accommodate a dwelling on the site which is considered reasonable and commensurate with the scale of the operation undertaken on the holding, and in a manner which is acceptable from a landscape perspective, and respectful to amenities of any neighbouring occupiers. On this basis the proposals are considered to comply with the policy requirements as set out at DM1, DM2, DM8 and DM10 of Local Plan Part 3 Development Management Policies), and Policies in the National Planning Policy Framework.

Reasons

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

15/01717/LBC	Huntsham Court Lodge Huntsham Tiverton Devon EX16 7NA	Listed Building Consent for the replacement of existing windows with slim line aluminium frame windows	PERMIT	DEL	01/02/2016
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The windows hereby approved shall follow the same opening pattern as those currently in situ. Those windows currently fixed shall be replaced with fixed windows; those currently openable shall be either openable or fixed.

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4 Where any damage is caused to the surrounding stonework, expert conservation repair opinion from a qualified stone mason shall be sought and followed exactly.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the listed building's symmetry and visual appearance is not harmed by the proposed works, in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure the appropriate materials and techniques for the repair of the stonework, to retain the special interest of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The proposed works are considered to be justified and acceptable and whilst minor harm will be caused this harm is outweighed by justification. The proposal is therefore in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

15/01780/CLU	Rooks Farm West Leigh Coldridge Crediton Devon EX17 6BL	Certificate of Lawfulness to retain use of building as a dwelling	PERMIT	DEL	02/02/2016
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Conditions

- 1 In the opinion of the Local Planning Authority, the applicant has demonstrated that, on the balance of probability, the 'work' unit element of the property identified in the approved plans as Barn B1 at Rooks Farm has been occupied in breach of condition 5 pursuant: 06/02614/FULL since 2nd June 2010, and used as a residential property, for a period in excess of 4 years.

15/01795/ADVERT	South Western Ambulance Services Ambulance Station College Road Cullompton Devon EX15 1TG	Advertisement Consent to display 1 non-illuminated sign	PERMIT	DEL	01/02/2016
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Conditions

- 1 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.

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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 or the Conservation Area within which the site lies. The proposal is in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM27 of the Local Plan Part 3 (Development Management Policies) and government guidance in the National Planning Policy Framework.

15/01827/LBC	24 Fore Street Cullompton Devon EX15 1JH	Listed Building Consent for the removal of two internal walls, erection of a supporting pier, levelling of a section of floor, painting of external facade and internal alterations	PERCON	DEL	03/02/2016
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to work commencing on removal of the existing internal brick wall there shall be submitted to and approved by the Local Planning Authority, a structural engineers report to specify the works required to ensure the structural stability of this part of the building. All work shall thereafter be carried out only in accordance with the approved details.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the building retained its structural integrity and stability both during the proposed works and subsequently.

Reasons

The proposed structural works and external redecoration are considered to be acceptable with public benefits arising. Therefore, the proposal is in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 132 and 134 of the National Planning Policy Framework.

15/01837/LBC	Bevan Ashford Gotham House Phoenix Lane Tiverton Devon EX16 6LT	Listed Building Consent for the repair of existing pointing and spalled bricks, repair windows, overlay horizontal gutter and remove two internal partitions	PERCON	DEL	02/02/2016
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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 approved repointing works shall be undertaken by hand only, with no mechanised tools. A small area of repointing shall be undertaken using a lime putty mix and approved on site by the Conservation Officer of the Local Planning Authority. Once agreed, this specification and finish will be approved in writing and no other specification or finish shall be used.			
4		Any replacement bricks required shall be hand made and match in size, colour and texture the existing bricks.			
5		All efforts shall be made to repair the windows identified in the schedule of works, irrespective of cost. In the event that windows W39, M1 and M2 require total or partial replacement, they shall be a scrupulous match in all respects to the windows that are currently in situ.			

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure techniques, materials and finish appropriate to the age, special interest and significance of the listed building, in order to preserve it according to Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure techniques, materials and finishes appropriate to the age, special interest and significance of the listed building, in order to preserve it according to Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To ensure that suitable effort is made to retain historic fabric and thereby retain the integrity and authenticity of the listed building according to Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and to ensure new work retains the special interest of the listed building.

Reasons

The proposed works are considered to be justified and sufficiently well detailed to ensure the special interest of the listed building is unharmed. The proposal is therefore in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

15/01838/FULL	Land at NGR 305418 104604(House Button Farm) Kentisbeare Devon	Erection of 2 holiday units	PERMIT	DEL	29/01/2016
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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 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.

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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 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.

15/01855/FULL	St Ivel House Station Road Hemyock Devon	Conversion of part of an existing office block to a dwelling	PERMIT	DEL	01/02/2016
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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 parking spaces indicated on the approved plans shall be marked out and made available for use by the occupiers of the dwelling hereby permitted before the dwelling is first brought into its permitted use and shall be permanently so retained for that purpose.
- 4 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 Class E of Part 1 of Schedule 2 relating to the provision of outbuildings and other structures and Class A of Part 2 of Schedule 2 relating to the erection of fences and other means of enclosure, shall be undertaken within the dwelling curtilage without planning permission having first been granted.

Reasons

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

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- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure appropriate parking facilities are available for traffic attracted to the dwelling in accordance with policy DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To protect the visual amenity of the area and the Blackdown Hills Area of Outstanding Natural Beauty, in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that it has been adequately demonstrated that there is no commercial interest in use of the office for commercial purposes and appropriate marketing has taken place. Minor alterations only are proposed to the external elevations of the building and the internal alterations will provide a dwelling to comply with design and space standards. There is no proposal to fence the garden and the development is not considered to have an adverse impact on the visual quality of the area or the AONB. Whilst there would be some loss of privacy for neighbours to the south, the building already exists and is occupied and it is not considered that this would be sufficient to warrant a refusal. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM14, DM15 and DM29 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

15/01859/FULL	Barns at NGR 291423 107880 (Opera House) Cadeleigh Devon	Conversion of barn to dwelling	PERCON	DEL	02/02/2016
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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 details of surface water drainage provision have been submitted to and approved in writing by the Local Planning Authority. Surface water drainage shall be designed and implemented to prevent the discharge of surface water onto the highway or onto the neighbouring property called Trewmans Farm.
- 4 Prior to their use on the building, details of the render and slate to be used on the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be used and retained.
- 5 The windows hereby approved shall be recessed into the walls in accordance with the approved plans. These works shall be carried out in accordance with the approved details and be so retained.
- 6 Prior to their installation on the building details of the proposed rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods installed shall be in accordance with the approved details and shall be so retained.
- 7 Prior to the first occupation of the building the two parking spaces to the north of the building shall be provided in accordance with the approved plans. Once provided these parking spaces shall be retained for the parking of vehicles.
- 8 The development shall be carried out in accordance with the recommendations made in the Ecological Appraisal prepared by David F Wills and received 19th November 2015.

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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, F and G of Part 1, or Classes A and B, of Part 2 of Schedule 2, relating to extension additions to roof, porch, swimming pool, containers, hard surfaces, gates and accesses 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 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with the National Planning Policy Framework.
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building and the character and appearance of the conservation area in accordance with: Local Plan Part 3 (Development Management Policies) DM2, DM14 and DM27.
- 5 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2, DM11, DM14 and DM27.
- 6 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with: Local Plan Part 3 (Development Management Policies) DM2, DM11, DM14 and DM27.
- 7 In the interests of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with the National Planning Policy Framework.
- 8 To ensure that nesting birds are protected during development in accordance with the Wildlife and Countryside Act 1981 and Policy DM2 Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the visual amenities of the area and character and appearance of the building and character and appearance of the Conservation Area in accordance with: Local Plan Part 3 (Development Management Policies) DM2, DM11, DM14 and DM27.

Reasons

The application would allow the conversion of a redundant former agricultural building to be converted into a dwelling. The character of the building and the surrounding conservation area would be retained and the design for the dwelling is acceptable without resulting in significant loss of privacy for occupiers of the neighbouring properties. Concerns have been raised about surface water and foul sewage treatment and further details regarding surface water disposal are required by condition before development commences. The proposal is considered to be in accordance with Policies DM2, DM8, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies) and the application has been recommended for approval.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01880/FULL	Land and Buildings at NGR 275322 107819 (The Cottage Gardens) Lapford Devon	Erection of barn for office accommodation, storage and workshop and erection of greenhouse and relocation of 3 polytunnels	PERMIT	DEL	02/02/2016

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 proposed office, storage and workshop building hereby permitted shall be used for purposes ancillary to the existing horticultural use undertaken the site and shall at no times be let, sold or otherwise disposed of seperately.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent an inappropriate intensification os the use of the site and consequently an unacceptable increase in traffic on the local highway network and impact on the character and appearance of the area in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme is for; the erection of a barn (modern yet agricultural in appearance) for office accommodation/ storage/ workshop facilities, erection of a greenhouse and relocation of 3 polytunnels, all to be ancillary to the horticultural use of the land is considered to be supportable in policy terms. The proposed new barn is required to provide work space and storage areas to support the horticultural business operating from the site. The proposed greenhouse will enable the earlier propagation of seeds onsite and therefore utilising a more sustainable growing method. Overall the scope of the new development as proposed is considered to be reasonably necessary to support the existing horticultural business on the holding. Although the new barn building is reasonably large, the amount of floor space has on balance been justified and given the siting of the building in the context of the existing polytunnels and greenhouse structure on the site, it is not considered that the proposal would harm the overall character and appearance of the area, and/or the amenities of any neighbours to the site. Furthermore given that the activity on the site is ongoing it is not considered that the proposal would have an adverse impact on the environment or result in a significant increase in traffic on the local highway network. 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 3 (Development Management Policies) DM1, DM2 and 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 negotiation 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.

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.

15/01888/LBC	Nettleworth House 9 Church Road Silverton Exeter EX5 4HS	Listed Building Consent for internal alterations	PERMIT	DEL	02/02/2016
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Conditions

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

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works are considered to be justified and sufficiently well detailed to ensure the special interest of the listed building is unharmed. The proposal is therefore in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

15/01932/FULL	6 Rectory Close Willand Cullompton Devon EX15 2RH	Erection of entrance hall/lobby to front and utility between house and garage	PERMIT	DEL	01/02/2016
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Conditions

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

Reasons

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

Reasons

The proposed single storey front and side extension to create an entrance hall/lobby, in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), 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.

15/01934/FULL	Hele House West Sandford Crediton Devon EX17 4PG	Erection of a timber framed double garage, tractor shed and music room	PERCON	DEL	01/02/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
		<p>3 No development shall begin until samples of the materials to be used for all the external surfaces of the building including the roof, have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.</p> <p>4 The development hereby approved shall be used in connection with , and incidental to, the principal dwelling known as 'Hele House' and shall not be used, sold, let or otherwise disposed of separately from that dwelling or otherwise used as a separate unit of accommodation .</p> <p>Reasons</p> <p>1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2 For the avoidance of doubt and in the interests of proper planning.</p> <p>3 To ensure the use of materials appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13, DM27</p> <p>4 To accord with the submitted details and to ensure that the development does not adversely impact on the setting of nearby heritage assets or on any general landscape amenity that would result from a division or further change of use. The site is located in open countryside where planning policy strictly controls new development, having regard to policy COR18 and policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework</p> <p>Reasons</p> <p>The proposed development by virtue of its overall scale, massing design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. There will also be no significant harm caused to the setting of any heritage assets. There are no other material considerations which weigh against granting consent. The proposal is considered to comply with policies, COR18 of Mid Devon Core Strategy (Local Plan part 1) and DM2 and DM 27 of Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.</p> <p>Reasons</p> <p>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; pre application discussion, negotiations and discussions and a site visit. 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.</p>			
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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 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.

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
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

15/01955/TPO	31 The Glebe Thorverton Exeter EX5 5LS	Application to reduce the crown height by 3m and reshape the crown by up to 3m of 1 Oak tree protected by Tree Preservation Order 70/00010/TPO	PERMIT	DEL	04/02/2016
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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 an overall crown reduction of around 2m, near to but not beyond original pruning points.

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 to the local character and amenity whilst enabling such works as are required to manage the tree in accordance with best Arboricultural practice.

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
15/01956/PNCOU	Land and Building at NGR 305623 108363 (Goodiford Mill) Kentisbeare Devon	Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q	WDN	DEL	01/02/2016

Reasons

- 1 The building is not considered to be in an agricultural use and therefore the permitted development rights are not available to the applicant to consider its conversion under Class Q. Agricultural use must continue until the development permitted by Class Q is commenced, the building is not in sole agricultural use. It is considered that the storage of plastic chairs, ride on lawn mowers, mattresses and a bed base is not in connection with an appropriate agricultural business and instead the building is being used for domestic storage purposes; the building does not have an agricultural use. The change of use of the building as permitted development under Part 3 of the Second Schedule to the GPDO is not possible.
- 2 Condition 4 of planning permission 97/00878/FULL results in the removal of the permitted development rights of this building. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 cannot be utilised in order to convert the building subject to this application to a dwellinghouse.
- 3 On the balance of probability the Local Planning Authority considers that the building was not solely in agricultural use as part of an established agricultural unit for the purposes of a trade or business on the 20th of March 2013. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 are not applicable to this site. Planning permission is required for the proposed development.
- 4 Insufficient information has been provided to demonstrate that the building operations required to convert the building fall within paragraph (i) and that the existing building can be converted without the addition of new structural elements.

15/01959/FULL	Hare House Sandford Crediton Devon EX17 4ED	Erection of extension, garage and studio annex	PERMIT	DEL	05/02/2016
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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 studio/office building hereby approved shall be used for purposes ancillary to the existing domestic uses of the property known as 'Hare House' only, and shall not be let, sold or otherwise disposed of as a separate business unit.

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 For the avoidance of doubt to accord with the nature of the application and to prevent an intensification of the use of the site which is in open countryside having regard to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM13 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application scheme for the erection of an extension to the principal building, together with other ancillary buildings, is considered to be acceptable. The overall design and scale of the proposed development is considered to respect the character and appearance of the host dwelling, a traditional vernacular building, and its rural setting. The proposed extension will harmonise and integrate with the principal building and will improve the overall amenity for occupiers of the property whilst the proposed ancillary buildings are of a scale and design that will also not cause harm to the character and setting. Whilst the extension represents a reasonably large extension to this property, given its particular location and the large size of the curtilage, it is not considered that such a scheme would be an inappropriate form of development or in this instance result in over development of the curtilage. It is considered that the proposed extension and related works would not have a significantly adverse impact on the living conditions of occupants of neighbouring properties in terms of loss of light, overlooking or loss of privacy. The application scheme is therefore considered to be in accordance 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 working with the applicant. 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.

15/01965/FULL	11 Okefield Avenue Crediton Devon EX17 2DJ	Erection of single storey and two storey extensions	PERMIT	DEL	02/02/2016
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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 two storey side extension and single storey rear extension at 11 Okefield Avenue, Crediton is considered to be acceptable as a matter of principal. The overall scale and design of the alterations are considered to respect the character, scale, setting and design of the existing dwelling and it is not considered that the proposed development would 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 COR17 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

15/01966/FULL	Ford House Nicholashayne Devon TA21 9QY	Erection of two storey rear extension	PERMIT	DEL	04/02/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with policies DM2, DM13 and DM29 of the Local Plan Part 3 (Development Management Policies)

Reasons

The proposed extension in terms of its scale, design and position at the rear of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. The site is located in the Blackdown Hills Area of Outstanding Natural Beauty, the proposal is considered to conserve the character, appearance and setting of the AONB. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM2, DM13 and DM29 and Government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01967/FULL	12 George Hill Crediton Devon EX17 2DT	Erection of an extension	PERMIT	DEL	01/02/2016

Conditions

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

Reasons

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

Reasons

The application scheme for the erection of a single storey rear extension is considered to be supportable in policy terms. The design of the proposed extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the existing curtilage. Given the existing relationship between the property and its neighbour and the screening provided by the boundary hedging, it is not considered that the proposed extension would result in an unacceptable impact on the amenity of the occupiers of neighbouring properties. The application scheme is considered to be in accordance with the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR15, Local Plan Part 3 (Development Management Policies) DM1, DM2, and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

15/01968/FULL	The Old Mill Down St Mary Crediton Devon EX17 6EE	Conversion of former winery to two dwellings, erection of garage/car port after demolition of existing car port, enclose existing plant room and demolition of existing storage building	PERCON	DEL	05/02/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a)Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c)Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.			
4		Before the new dwelling hereby permitted is first brought into use, the vehicular access, parking and turning areas shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.			
5		The mitigation works as proposed in the Preliminary Ecological Appraisal (Bats & Birds) prepared by Devon Wildlife Consultants (August 2015) and Bat Emergence Survey (September 2015) prepared by Ecologic shall be implemented and completed in accordance with the requirements of those report, and shall be so retained as required.			
6		Prior to the commencement of any works to form the approved dwellings, a detailed specification of the roof lights as shown on the plans hereby approved shall be 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.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the character of the building is retained and to protect the building during conversion works in accordance with Policies DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.
- 5 To ensure the protection of any ecological interests at the site.
- 6 To ensure the character of the building is retained in accordance with Policies DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of the former winery is considered acceptable. It has been demonstrated that the building can be converted as proposed (two x 2 bedroom apartments) without significant rebuilding, alteration and extension and therefore a significant amount of the original building fabric can be retained. The works as proposed to form the former winery building and the free standing barn, and the new garage building, are considered to respect the character and setting of the site and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed transport arrangements are considered acceptable. The proposals are not considered to cause harm to nature conservation interests in the local area. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide new open space off site (and/or maintenance of existing) and to improve Air Quality with the Crediton AQMA. Finally the new garage/car port building is considered acceptable in terms of it's design and sitting. On this basis the application proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies), Policies COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies AL/IN/3 and AL/CRE/8 of Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and policy guidance 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 completing the assessment and issuing the decision notice 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.

15/01969/LBC	The Old Mill Down St Mary Crediton Devon EX17 6EE	Listed Building Consent for the conversion of former winery to two dwellings, erection of garage/car port after demolition of existing car port, enclose existing plant room and demolition of existing storage building	PERMIT	DEL	05/02/2016
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Conditions

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

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

It is considered that the overall design and scope of internal and external alterations to the curtilage listed buildings to form the layout as proposed to enable the building to be converted into two 2 bedroom apartments would not have a detrimental impact upon the character, integrity or appearance of the curtilage listed building. Furthermore it is considered that the scope of the conversion works to the former winery building, erection of garage/car port building, and formation of ancillary storage building would not have a detrimental effect on the setting of the principal listed building on the site. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice within the National Planning Policy Framework.

15/01987/FULL	Land and Buildings at NGR 272962 105219 (Nymphayes) Down St Mary Devon	Erection of covered silage clamp	PERMIT	DEL	02/02/2016
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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.

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.

Reasons

The application for the erection of a covered silage clamp is considered to be supportable in policy terms. The building will be located within the existing farm complex and it is not considered that it would harm the character and appearance of the area. The building is tall (8.153m to ridge) and will be located in front of the existing farm house, separated by approximately 20m. Apart from the existing farm house, the building is reasonably well isolated from any other residential properties and therefore it is not considered that the proposal would harm the amenity of occupiers of nearby properties. It is not considered that the proposal would result in a significant increase in traffic on the local highway network. The proposal is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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