

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01357/FULL	Land and Buildings at NGR 307932 107348 (Orway Porch Farm) Kentisbeare Devon	Erection of an agricultural workers dwelling	PERCON	DEL	08/02/2016

## 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 development hereby permitted shall not be commenced until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels and details of any boundary treatments to be erected on site. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 4 A sample panel of between 1 and 2 square metres in size of the proposed brick, (indicating colour, texture, pointing, mortar and coursing), to be used for the walls of the development hereby permitted shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building. Such approved brick colour, texture, pointing, mortar and coursing shall be so used and retained.
- 5 Before the development hereby permitted is first brought into use, the parking area shall have been provided in accordance with the approved plans. Following their provision these facilities shall be so retained.
- 6 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.
- 7 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) 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 of Schedule 2 relating to the enlargement, improvement or other alteration of the house (including the installation of new windows or doors or the replacement of existing windows and doors), alterations to the roof of the dwellinghouse, the erection or construction of a porch outside any external door, or the erection of buildings incidental to the enjoyment of the dwellinghouse 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 In order to safeguard the character and appearance of the area and the adjacent Area of Outstanding Natural Beauty in accordance with Policies DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the adjacent Area of Outstanding Natural Beauty in accordance with Policies DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).

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- 5 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 6 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 the National Planning Policy Framework.
- 7 To safeguard the visual amenities and the character and appearance of the area in accordance with Policies DM2 and DM29 of the Local Plan part 3 (Development Management Policies).

**Reasons**

The applicants have demonstrated that there is an essential need for a second dwelling on this agricultural holding, which is to be sited adjacent to and within sight and sound of the existing agricultural buildings so as to adequately and efficiently run the agricultural enterprise. The highways access is already in place and is of an adequate standard to cater for any additional traffic arising. The site is elevated above the adjacent highway, however the roof height of the dwelling has been lowered, the dwelling will be cut into the ground and screening will be provided on the south and east boundaries of the site to mitigate this. A financial contribution toward the provision and funding of public open space has been provided. Having regard to all material considerations the application is in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2 and COR18, Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policy AL/IN/3 - Public Open Space, Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM8, DM10, 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 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.

<b>15/01612/FULL</b>	Solar Farm at NGR 274160 105292 Ellicombe Farm Morchard Road Devon	Variation of condition (1) of planning permission 12/01306/MFUL the solar pv facility shall cease to generate electricity on or before 28th March 2043	PERMIT	COMM	11/02/2016
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**Conditions**

- 1 The solar PV facility shall cease to generate electricity on or before 28th March 2043. The developer shall notify the Local Planning Authority of the permanent cessation of electricity generation in writing no later than five working days following this event. Prior to the permanent cessation of electricity generation a scheme for the decommissioning and restoration of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the following information: a. details of the removal of the solar PV panels, frames, inverter modules, sub-station, fencing and cabling and restoration of the land b. parking of vehicles for site personnel operatives and visitors c. loading and unloading of plant and materials d. storage of plant and materials e. programme of works including measures for traffic management f. provision of boundary hoarding behind any visibility zones g. vehicle wheel wash facilities h. highway condition surveys i. extended Phase 1 Habitat survey which covers the whole of the site and predates the date of cessation of electricity generation by no more than 12 months.
- 2 Any trees or plants planted as shown on the approved plans under LPA ref: 12/01306/MFUL which within the lifetime of the development hereby approved die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 3 The swale infrastructure shown on drawing SKD/175 and approved under LPA ref: 12/01306/MFUL be managed and maintained in an operational condition until the site has been de-commissioned.

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**Reasons**

- 1 To reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity, highway safety and protected species in accordance Policy COR2 and COR18 (Local Plan 1) and policies DM2, DM5 and DM27 (Local Plan 3) and Government guidance in the National Planning Policy Framework.
- 2 To safeguard the visual amenities of the area in accordance with Policy COR2 (Local Plan1) and policy DM2 (Local Plan 3).
- 3 To prevent an increase in flooding and to provide adequate means of surface water disposal in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan 1) and the National Planning Policy Framework.

**Reasons**

Subject to the conditions as recommended it is not considered that an extension of the lifetime of the development approved and built out under LPA ref: 12/01306/MFUL until 28th March 2043 will materially affect the impact of the development upon the historic, visual and landscape character of the area, any ecological and/or wildlife interest at or adjacent to the site, highway safety matters, flooding and drainage considerations and/or the residential amenity of nearby properties. On this basis the application scheme (to extend the life time of the development) remains in accordance with Policies COR2, COR5, COR9, COR11 and COR18 of Mid Devon Core Strategy (Local Plan 1) and Policies DM1, DM5, DM28 Local Plan Part 3 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 the completion of the assessment of the planning application scheme and issuing the decision notice within an agreed timescale. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>15/01613/FULL</b>	Lightsource S P V 52 Ltd Solar Farm at NGR 296542 118012 (Palfreys Barton) Cove Devon	Variation of Condition 1 of Planning Permission 12/01376/MFUL to read the solar PV facility shall cease to generate electricity in or before 30th June 2043	PERMIT	COMM	11/02/2016
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**Conditions**

- 1 The solar PV facility shall cease to generate electricity on or before 30th June 2043. The developer shall notify the Local Planning Authority of the permanent cessation of electricity generation in writing no later than five working days following this event. Prior to the permanent cessation of electricity generation a scheme for the decommissioning and restoration of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the following information: a.details of the removal of the solar PV panels, frames, inverter modules, substation, fencing and cabling and restoration of the land b.parking of vehicles for site personnel operatives and visitors c.loading and unloading of plant and materials d.storage of plant and materials e.programme of works including measures for traffic management f.provision of boundary hoarding behind any visibility zones g.vehicle wheel wash facilities h.highway condition surveys i.extended Phase 1 Habitat survey which covers the whole of the site and predates the date of cessation of electricity generation by no more than 12 months. The approved decommissioning and restoration scheme shall be fully implemented within 6 months of the cessation of electricity generation.
- 2 In respect of the approved landscaping measures undertaken in accordance with application 12/01376/MFUL for any trees or plants which, within a period of two years from the date of this consent, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

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3 The swales shown on the site and location plan and drawing number 2 both date stamped 26 November 2012, and further detailed in the Drainage Design report dated November 2012 prepared by URS under the approved application 12/01376/MFUL shall be managed and maintained in an operational condition until the site has been decommissioned in accordance with condition 1 of this decision notice.

**Reasons**

- 1 To reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity, highway safety and protected species in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM1 and DM5 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 To ensure that the development is adequately screened and to protect the amenity of the surrounding rural landscape, in accordance with Policies CO6 and CO7 of the Devon Structure Plan 2001-2016, Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies S5, S6 of the Adopted Mid Devon Local Plan (Local Development Framework) and the National Planning Policy Framework.
- 3 To prevent an increase in flooding and to provide adequate means of surface water disposal, in accordance Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

**Reasons**

The application is considered to provide valid reasons in support of the 5 year extension in the lifetime of the development, and subject to the amended conditions it is not considered that a further five years from the date approved under application 12/01376/MFUL will affect the historic, visual and landscape character of the area, any ecological or wildlife interests at or adjacent to the site, highway safety matters, flooding and drainage considerations or the residential amenity of nearby properties. On this basis the proposal is considered to remain in accordance with Policies COR2, COR5, COR9, COR11 and COR18 of Mid Devon Core Strategy (Local Plan 1) and Policies DM1, DM5, DM27 Local Plan Part 3 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 the completion of the assessment of the application and issuing of the decision notice within an agreed timescale. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>15/01639/FULL</b>	26 Newport Street & 64-68A Bampton Street Tiverton Devon EX16 6NL	Change of use from shop to flat including replacement of existing shopfront with new entrance door and window, alteration to existing garden to provide revised garden layouts for 64-68A Bampton Street	PERMIT	DEL	11/02/2016
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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.

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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 proposed change of use from shop to flat including replacement of existing shopfront with new entrance door and window, alteration to existing garden to provide revised garden layouts for 64-68A Bampton Street is considered to be an appropriate change of use with a design which is appropriate and considered to respect the location, character and appearance of the Conservation Area. The revised layout of the rear gardens and amenity space is considered to work well and is considered supportable by policy. The applicant has made the necessary contributions in accordance with the requirements of policy AL/IN/3 in respect of public open space. On this basis the development is considered to be in accordance with policies COR2 and COR13 of the Local Plan part 1 (Core Strategy), DM1, DM2, DM8, DM14, DM15 and DM27 of the Local Plan part 3 (Development Management Policies), AL/IN/3 of the Allocations and Infrastructure Development Plan Document 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.

<b>15/01640/FULL</b>	Land and Buildings at NGR 273778 107425 (Bugford Mill) Lapford Devon	Conversion of derelict water mill and associated linhay to form 1 dwelling	PERMIT	DEL	10/02/2016
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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 works shall be carried out in accordance with the recommendations contained in the submitted Structural Engineer's report (as updated November 2015) on the structural condition of the buildings. A schedule of works required to secure the safety and stability of the building during the conversion period and detailing all other development works shall be first submitted to and approved in writing by the Local Planning Authority before development works are commenced. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works and shall be carried out in accordance with the provisional structural survey recommendations. Any changes to the agreed schedule shall be first agreed in writing by the Local Planning Authority.
- 4 No development to which this permission relates shall commence until appropriate programmes of (i) historic building recording and analysis, and (ii) archaeological recording has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

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5		Working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing shall have been first submitted to, and be approved in writing by, the Local Planning Authority prior to their installation in the building. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.			
6		Working details of internal joinery details of all proposed internal partitions ,to include sectional drawings, shall have been first submitted to, and be approved in writing by, the Local Planning Authority prior to their installation in the buildings and thereafter be so retained.			
7		All rainwater goods shall be of cast iron or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation and shall be so retained.			
8		The areas of rendering hereby approved shall be of carried out using a lime-based mortar and lime wash finish only. A 1 or 2 metre square sample panel indicating the proposed finish shall be first provided on site for inspection before works begin for prior agreement in writing by the Local Planning Authority. Such approved materials shall thereafter be so used and retained.			
9		The rooflights indicated on the approved plans shall be of conservation design, flush fitting with the roof, and shall thereafter be so retained.			
10		No meter boxes shall be placed on the front elevations of the buildings.			
11		The existing entrance and visibility splays as shown on the approved plan shall be so retained. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level.			
12		The area allocated for access ,parking and turning as shown on the approved plan, shall be properly consolidated ,surfaced and drained with permeable paving ,and in accordance with sample details of the proposed paviers to be used which materials shall be first submitted to and approved in writing by the Local Planning Authority prior to their use. Such works shall be implemented before the first occupation of the dwelling hereby permitted, and thereafter shall be retained for the parking of vehicles in connection with the approved development.			
13		All soil pipes shall be provided within the building unless the written agreement of the Local Planning Authority is received to any variation thereto.			
14		All services to the building shall be placed underground.			
15		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by 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 enlargement of the dwellinghouses, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.			
16		The development hereby approved shall be carried out in accordance with the recommendations for wildlife enhancement measures as set out in Section 4 and accompanying Appendices of the Devon Wildlife Consultants ecological survey report dated July 2015.			
17		The linhay annexe development hereby approved shall be solely used in connection with, and incidental to, the principal dwelling , also hereby approved, and shall not be used, sold, let or otherwise disposed of separately from that dwelling or otherwise used as a separate unit of accommodation .			
18		The development hereby approved shall be carried out in accordance with the flood risk mitigation recommendations as set out in the submitted FRA report Revision A, dated 21/10/15 and as received by the Local Planning Authority on 22nd October 2015			

### Reasons

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 For the avoidance of doubt and in the interests of proper planning.

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3		To ensure the safety and stability of the building during conversion and in accordance with Policy DM11 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).			
4		To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 ('that an appropriate record is made of the heritage assets that may be affected by the development').			
5		For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, and character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
6		For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, and character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
7		For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, and character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
8		For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, and character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
9		For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, and character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
10		For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, and character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
11		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 policies DM2, DM8 and DM11 of the Local Plan Part 3 (Development Management Policies).			
12		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 policies DM2, DM8 and DM11 of the Local Plan Part 3 (Development Management Policies) and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, and character and appearance of the buildings in accordance with policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).			
13		For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, and character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
14		For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, and character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
15		To safeguard the character and appearance of the building and character and appearance of the area in accordance with DM2 of the Local Plan Part 3 (Development Management Policies) and COR2 of the Mid Devon Core Strategy (Local Plan Part 1).			
16		To ensure the development does not cause harm to any European Protected Species and mitigate possible impacts upon local wildlife in accordance with policy DM11 of the Local Plan Part 3 (Development Management Policies).			
17		For the avoidance of doubt and to accord with the submitted details and to ensure that the development does not adversely impact on the setting of the heritage assets or on any general 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			
18		To mitigate against potential flood risk having regard to policy DM2 and guidance in National Planning Policy Framework.			

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**Reasons**

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, can be considered acceptable, and policy DM11 of the Local Plan part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. Policy DM27 also seeks to ensure the conservation and preservation of heritage assets. Therefore in policy terms the conversion of the former historic mill building and associated linhay building into a dwelling and annexe is considered acceptable in principle. It has been demonstrated that the buildings can be converted without significant rebuilding, and therefore a significant amount of the original building fabric can be conserved and retained without harm to the local heritage asset. The overall design, massing and appearance of the building as it is to be converted will not be significantly different to the existing buildings and are considered to be an appropriate design response in terms of balancing the character of the building and the need to upgrade it for habitable accommodation. Overall the works to the building are considered to respect the character and integrity of the building and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed access/parking arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area subject to adopting the mitigation measures as recommended. There will also be no detrimental risks in terms of flood risk safety, subject to mitigating measures being implemented as required by condition. The applicant has made appropriate provisions to satisfactorily militate against the need to provide new open space off site (and/or maintenance of existing) and to improve Air Quality with the Crediton AQMA. On this basis the application proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14 and DM27 of the Local Plan part 3, COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1), policy AL/IN/3 and AL/CRE/8 of Local Plan 2 (AIDPD) and policy guidance in the National Planning Policy Framework.

**Reasons**

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

<b>15/01672/FULL</b>	The Barn Pugham Farm Westleigh Tiverton Devon EX16 7HL	Removal of Condition 3 (holiday occupancy condition) of Planning Permission 05/01218/FULL	REFUSE	COMM	11/02/2016
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**Reasons**

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

**Reasons**

- The site is situated within the countryside, where Development Plan policy provides that residential development should be strictly controlled, and only provided for where consistent with the policies and proposals set out in the Plan. In this instance the building has been converted to a dwelling whose occupancy is restricted by condition to only allow for holiday lets; the building is not redundant and therefore the provisions of the National Planning Policy Framework and Policy DM11 of Local Plan Part 3 (Development Plan Policies) in relation to the conversion of redundant buildings do not apply. The Local Planning Authority is of the opinion that insufficient information has been supplied to demonstrate that the current enterprise is unviable or there is a lack of demand for holiday accommodation in the locality which would justify the removal of the holiday restriction condition. The use of 'The Barn' as a permanent residential dwelling would be contrary to Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR12 and COR18.



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15/01788/FULL	5 Countess Mead Chettiscombe Tiverton Devon EX16 7PP	Retention of lean-to shed	PERMIT	DEL	11/02/2016

#### Conditions

- 1 The date of commencement of this development shall be taken as the 11.01.2016, when the Local Planning Authority undertook a site visit to the application.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Condition: The windows situated in the western elevation of the proposal shall be permanently retained in accordance with the following: a)All windows shall be obscure glazed; b)All windows shall be non-opening, unless parts of the window which can be opened are 1.7metres above the floor of the room in which the window is installed

#### Reasons

- 1 In order to establish a legal commencement date for the development to enable the application to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the privacy and amenity of the neighbouring dwelling in accordance with policy DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

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

15/01789/FULL	Land and Building at NGR 310131 116908 (Pond House) Nicholashayne Devon	Conversion of agricultural building to dwelling	REFUSE	DEL	10/02/2016
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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 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.

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**Reasons**

- 1 Policy DM11 of the Local Plan 3 Development Management Policies requires that the building to be converted is of substantial and permanent construction and can be converted without significant alteration, extension or rebuilding. The Local Planning Authority does not consider that the proposal would meet these criteria, particularly in respect of the condition of the existing structure, the increase in height required to accommodate the first floor and the small size of the resulting dwelling.
- 2 The proposed dwelling would be very small and would not meet the space standards required by the Technical Housing Standards - Technically Described Space Standards implemented under policy DM15 of the Mid Devon Local Plan part 3 (Development Management Policies) in terms of gross internal floor space and head heights. The proposal is therefore considered contrary to the space requirements in policies DM14 and DM15 of the Local Plan 3 Development Management Policies.
- 3 The design as proposed, particularly the large windows breaching the eaves line and continuing into the roof space, is not considered to retain the lincay barn character of the original building and is considered to harm the original character and appearance of the building, contrary to policy DM11 of the Local Plan 3 Development Management Policies.

15/01830/FULL	Cleave Farm Lapford Crediton Devon EX17 6NA	Erection of conservatory following demolition of existing conservatory, demolition of sheds and re-building and repairs to agricultural buildings	PERMIT	DEL	12/02/2016
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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 two barns the subject of the proposals for renovation works hereby approved shall be used for storage uses ancillary to the existing dwelling on the site (Cleve farmhouse), and no part of them shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In the interests of the conservation of the appearance of the listed building and its setting.
- 3 In relation to the proposals relating to the two barns the application has been submitted and determined on the basis of ancillary use for storage and not as residential accommodation and in accordance with Policy COR18.

**Reasons**

The application scheme for the renovation/repairs to the barns and the conservatory extension are considered to be supportable in policy terms. The proposed alterations to the appearance of the buildings are considered to respect the character and setting of the existing dwelling and the barns. It is not considered that the proposal would have a significant adverse impact on the setting of the listed farmhouse. Overall subject to restricting the use of the barns to ancillary storage use the proposal is considered to be in accordance with the following policies: Mid Devon Core Strategy COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2 DM8, DM13 DM27 and Government advice in the National Planning Policy Framework.

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

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

15/01831/LBC	Cleave Farm Lapford Crediton Devon EX17 6NA	Listed Building Consent for erection of conservatory following demolition of existing conservatory, demolition of sheds and re-building and repairs to agricultural buildings	PERMIT	DEL	12/02/2016
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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 proposed glazing for the proposed conservatory shall be set flush with the plane of the roof.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In the interests of the conservation of the appearance of the listed building in accordance with Policy DM27.
- 3 In the interests of the conservation of the appearance of the listed building in accordance with Policy DM27.

**Reasons**

The works in each case can be defined as being of less than substantial harm. The extent of harm is counterbalanced by the enhancement to the setting of the farmhouse. The choice of materials is compatible with the farmhouse. The public benefits associated with the proposal relate to the improvements to the setting of the farmhouse and its surrounds that has been much neglected over many years. These benefits are sufficient to outweigh the small element of harm. On this basis the proposal is considered to be acceptable in accordance with Local Plan Part 1 (Mid Devon Core Strategies) COR2 and COR17, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM27.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01885/FULL	Newcombes Surgery Clifford Gardens Crediton Devon EX17 2AR	Conversion of existing building (D1 Use) to form new Pharmacy (A1 Use) and Nurse Consulting Rooms (D1 Use), and erection of covered walkway	PERMIT	DEL	08/02/2016

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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 conversion of an existing building (D1 Use) to form new Pharmacy (A1 Use) and Nurse Consulting Rooms (D1 Use), and erection of a covered walkway to it from the existing Doctors Surgery is considered supportable in policy terms. In terms of the design of the external finishes, it is considered that the alterations to the building as proposed reflect the existing characteristic of the building, and the covered walkway provides an efficient and effective use of the site. It is not considered that the proposed development will cause an unacceptable effect on the privacy and amenity of neighbouring properties and a level of on-site parking is provided which is considered acceptable when considering the matters outlined at Policy statement DM8 of the Local Plan Part 3 (Development Management Policies). Given this assessment the application is considered to comply with the following Policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM25 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01891/FULL	Wiltown Mobile Home Clayhidon Cullompton Devon EX15 3TR	Variation of condition 1 of Planning Permission 10/00160/FULL to allow occupation of the caravan by Mrs G Board	REFUSE	DEL	10/02/2016

#### Reasons

The mobile caravan was granted planning permission for Mr Board following an appeal to the planning inspectorate. A specific condition was imposed to limit the use to a personal one for the occupation by Mr Board only. The Inspector took into consideration the needs of the applicant at the time and considered that the caravan was not an appropriate form of accommodation in this area on a permanent basis. He was clear that it could remain on a temporary term for the life of Mr Board only, even though the applicant was also living there at the time. The proposal is not compliant with policies COR1, COR2, COR12 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2 and DM9 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 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.

#### Reasons

- 1 The site is located outside any recognised settlement limit within the countryside. National and local policies seek to strictly control isolated development in the countryside, only allowing residential accommodation with special justification, such as the essential need for a rural worker. Insufficient justification has been provided and therefore the proposal would result in an unwarranted intrusion into the open countryside, contrary to the National Planning Policy Framework and Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 2 The site is located within the Blackdown Hills Area of Outstanding Natural Beauty. The Local Planning Authority do not consider that sufficient justification has been provided for the retention of the caravan on site and therefore the proposal represents an unwanted intrusion in the Area of Outstanding Natural Beauty contrary to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM29 of the Local Plan Part 3 and the National Planning Policy Framework.

15/01916/CLU	Racier Down St Mary Crediton Devon EX17 6EH	Certificate of lawfulness for the existing occupation of a dwelling in non compliance with agricultural occupancy condition (f) of Planning Permission 4/23/79/1789 in excess of 10 years	PERMIT	DEL	12/02/2016
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#### Conditions

- 1 On the balance of probability the Bungalow at Racier, Down St Mary, has been occupied in breach of condition F pursuant to Planning permission reference: 79/01789/OUT for a period in excess of 10 years.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01922/LBC	Harefields Jericho Street Thorverton Exeter Devon EX5 5PA	Listed Building Consent for internal and external alterations including installation of replacement windows and doors, re-instatement of blocked-up window, erection of slate roof over existing lean-to, and demolition of timber lean-to	PERCON	DEL	09/02/2016

#### 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 their installation, sections, mouldings, profiles and finishes of a typical window and door (horizontal and vertical) shall be submitted to and agreed in writing by the local planning authority. The windows and doors shall be installed in accordance with these agreed 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 In order to ensure that design detailing is appropriate and will retain the special interest of the listed building in compliance with policies DM27 of Mid Devon Local Plan part 3 (Development Management Policies).

#### Reasons

The proposed works are considered to be justified and sufficiently well detailed to ensure the special interest of the listed building is retained with minor less than substantial harm. The proposal is therefore in accordance with the Mid Devon Local Plan part 3 (Development Management Policies) policy DM27 and the National Planning Policy Framework and should be granted consent.

15/01954/FULL	2 Station Road Hele Exeter EX5 4PL	Erection of a conservatory	PERMIT	DEL	09/02/2016
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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.

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

The proposed conservatory, in terms of its scale, design and position at the front of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The conservatory is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring. Overall the proposal is considered to comply with the following policies: Mid Devon Core Strategy (Local Plan 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 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.

15/01957/FULL	Howards Cottage New Buildings Sandford Crediton Devon EX17 4PP	Erection of an extension, retention of greenhouse and shed	PERMIT	DEL	08/02/2016
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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 This permission shall only be implemented as an alternative to the previously approved garden office/store scheme (11/01942/FULL) and if the garden office/store scheme approved under LPA ref: 11/01942/FULL is implemented the building hereby approved shall not be implemented.

**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.

**Reasons**

The application scheme is for the erection of a single storey extension, and retention of a green house and garden shed, and 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 garden shed and green house are typical of the types of outbuilding within a residential curtilage, and therefore it is not considered the proposals would result in over development of the existing curtilage, and or in conjunction with extension have a detrimental affect the setting of the listed building. Given the existing relationship between the property and its neighbour and the natural screening provided it is not considered that the proposed extension would result in an unacceptable impact on the amenity of the occupiers of any 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 COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13 and DM27 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.

15/01958/LBC	Howards Cottage New Buildings Sandford Crediton Devon EX17 4PP	Listed Building Consent for the erection of an extension	PERMIT	DEL	08/02/2016
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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**

It is considered that the overall design, scale and massing of the extension; and the garden shed and greenhouse as they have been erected, would not have a detrimental impact upon the character, integrity or appearance or setting of the listed building. 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.

15/01959/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.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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).

#### 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.

15/01960/FULL	Land at NGR 289224 115916 (Land Adjacent to Mayfield House) Templeton Devon	Erection of agricultural building	PERMIT	DEL	11/02/2016
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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 land levels on the site shall not be increased, and the building shall be excavated into the ground to create a level floor.

#### 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 avoid the proposed agricultural building being unnecessarily elevated on the hillside, reducing its impact on the character and appearance of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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

The proposed agricultural livestock building, by virtue of its scale, design and location , is not considered to harm the amenity of the occupiers of the nearby dwellings, and will not cause significant harm to the character and appearance of the surrounding area. The proposal is unlikely to cause an significantly adverse impacts on the environment, or have an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Parts 3 and 7 of 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.

15/01961/FULL	Land at NGR 308788 111087 Batts Park Ashill Uffculme Cullompton Devon EX15 3NW	Removal of condition 3 of planning permission 06/00012/FULL relating to the building being used for agricultural purposes	REFUSE	DEL	08/02/2016
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**Reasons**

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

**Reasons**

- 1 At the time of the application there was enough concern with the need for the proposed agricultural building that the officer was minded to include condition 3 for its removal if no longer required for agricultural use. The policy permitting agricultural buildings has ostensibly remained the same. The building is utilitarian in design and is located close to a residential property Rose Cottage (no longer in the applicants' ownership) and the live-work unit at Cadhays, the applicants' residence. The applicants operate an agricultural engineering service which includes farm contracting. No specific information has been submitted with the application to be able to consider if this business undertakes agricultural activity on the land owned by the applicants. It was confirmed on a site visit with the owner that the building in question was being used primarily for the storage of a boat and motor car. It has not been established that there is sufficient reason or justification to remove condition 3. The building causes harm to the local area due to its proximity to local neighbouring properties and due to the utilitarian design of the unit, however, it was permitted as it was required for agricultural purposes. If the building is no longer used or required for agricultural activity then it would need to be removed or planning permission for an alternative, suitable use applied for.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01962/CLU	Land and Buildings at NGR 288490 110302 (South Eastway Farm) Pennymoor Devon	Certificate of lawfulness for the continued use of agricultural building as an agricultural engineering business (Use Class B2 and B8) for a period in excess of 10 years	PERMIT	DEL	11/02/2016

#### Conditions

- 1 From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority on the balance of probability the Land and Buildings located NGR 288490 110302 (South Eastway Farm), Pennymoor has been used as an agricultural engineering business (Use Class B2 and B8) for a period in excess of 10 years, with the unit of occupation, namely the building, access, parking area and storage area to the rear, being considered as the relevant planning unit.

15/01963/FULL	2 High Street Cullompton Devon EX15 1AA	Change of use of former bank (Use Class A2) to pilates and yoga studio (Use Class D2)	PERMIT	DEL	08/02/2016
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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

Based on the information submitted and the assessment against the planning policies the loss of the bank use A2, and the likely impact it will have on the primary shopping area, is not considered to adversely affect the primary shopping area to such a degree that it is likely to cause a reduction in the vitality and viability of the shopping area. The introduction of a pilates studio in this area will still provide continuity of commercial uses along the High Street, generating a positive effect within the street scene as opposed to an empty unit. There will be no external change to the building and therefore will not harm the conservation area. The proposal is considered to be in accordance with policies DM16 and DM27 of the Local Plan Part 3) 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01964/FULL	49 Tidcombe Lane Tiverton Devon EX16 4EQ	Erection of single storey garden room and two storey side extension after demolition of garage and utility, and enlargement of front porch	PERMIT	DEL	11/02/2016

#### 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 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 Government guidance within the National Planning Policy Framework.

#### Reasons

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

15/01968/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.

15/01973/PNCOU	Land and Buildings at NGR 288485 115831 (Middle North Coombe) Templeton Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	PDA	DEL	11/02/2016
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**Reasons**

- 1 The proposed change of use of the building into 1 dwelling (C3) as shown on the submitted Location Plan 1:1250, validated on 16th December 2015 amounts to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01975/FULL	Devon County Council Newcombes Resource Centre Newcombes Crediton Devon EX17 2AB	Revised house type for plot 7 of planning permission 14/02141/FULL	PERMIT	DEL	08/02/2016

#### 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 development hereby approved shall be carried out in accordance with the material samples that have been approved in relation to the scheme approved under Local Planning Authority ref 14/00979/MFUL.

#### 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.

#### Reasons

This proposal seeks to vary and revise the house type for plot 7 within the scheme of development already approved under planning reference: 14/02141/MFUL which granted permission for 10 houses, and alterations to the spatial layout of the estate in the south east corner to provide additional parking and additional landscaping. The scope of amendments are not significantly different to the approved scheme with amendments to the house type to include an attached garage with additional an bedroom above. The amendments to the parking / landscaped area adjacent are also considered to be acceptable. In visual and design terms, the proposal remains acceptable. The scheme raises no highway or parking issues. Accordingly, the proposal is in accordance with Mid Devon Core Strategy (Local Plan part 1) policies COR1, COR2, COR3, COR15 and Mid Devon Local Plan part 3 (Development Management Policies) policies DM1, DM2, DM8 and DM14, 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 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
15/01997/ADVERT	Crediton Dental Care 110 High Street Crediton Devon EX17 3LF	Advertisement Consent to display 1 non-illuminated projecting sign and 1 non-illuminated staff information sign	PERMIT	DEL	08/02/2016

#### 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.

#### 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 Government guidance in the National Planning Policy Framework.

15/02000/LBC	Crediton Dental Care 110 High Street Crediton Devon EX17 3LF	Listed Building Consent to display 1 non-illuminated projecting sign and 1 non-illuminated staff information sign	PERMIT	DEL	08/02/2016
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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 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 is for the installation of 1 non-illuminated projecting sign, 1 non-illuminating staff information sign and to repaint the building. The schedule of works is considered supportable in policy terms. The proposed signage would not result in harm to the character, appearance or setting of the listed building. On this basis the proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/02001/FULL	Barn Meadow Hollacombe Crediton Devon EX17 5BW	Conversion of garage to living accommodation, erection of porch and garage	PERMIT	DEL	08/02/2016

#### 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 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. It is not considered that the development detracts from the general character or appearance of the area. As such the proposal is considered to comply with policies DM2 and DM13 and guidance in 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.

15/02009/FULL	Craddock Cleve Craddock Cullompton Devon EX15 3LW	Conversion of garage and erection of an extension to form granny annexe, erection of single storey extension and erection of a garage	PERMIT	DEL	12/02/2016
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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.

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

The proposed single storey extension and double garage/carport by virtue of their 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. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with Local Plan Part 3 (Development Management Policies) DM2, DM8, DM13 and Government guidance within the National Planning Policy Framework.

**Reasons**

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

16/00027/CLU	Higher Yeadbury Farm Pennymoor Tiverton Devon EX16 8LH	Certificate of Lawfulness for existing residential dwelling and associated use of land as residential garden for a period in excess of 10 years	PERMIT	DEL	11/02/2016
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**Conditions**

- 1 From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority on the balance of probability the bungalow has been substantially completed on the land and used for residential purposes for a period in excess of 4 years, with the unit of occupation and associated garden area being considered as the relevant planning unit, the certificate granted reflects this.

16/00058/PNCOU	Land and Building at NGR 288903 107272 (Hayne Farm) Cheriton Fitzpaine Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	APA	DEL	10/02/2016
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**Conditions**

- 1 Prior to the first occupation of any part of the building subject to this notification to change the use of the existing building to a dwellinghouse, the remaining agricultural building to the North of the application site as indicated on the approved plan (ref drawing 200-01) shall be demolished and all resultant materials shall be removed from the site.

**Reasons**

- 1 Without the removal of the agricultural building to the North the sitting and location of the building subject to this notification would render its change of use from an agricultural building to a dwellinghouse as impractical and undesirable due to its proximity to an agricultural building that is in use and capable of being used for any agricultural purposes.

**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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00059/PNCOU	Land and Buildings at NGR 288943 107278 (Hayne Farm) Cheriton Fitzpaine Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	APA	DEL	10/02/2016

**Conditions**

- 1 Prior to the first occupation of any part of the building subject to this notification to change the use of the existing building to a dwellinghouse, the remaining agricultural building to the west of the application site as indicated on the approved plan (ref drawing 200-01) shall be demolished and all resultant materials shall be removed from the site.

**Reasons**

- 1 Without the removal of the agricultural building to the West the sitting and location of the building subject to this application would render its change of use from an agricultural building to a dwellinghouse as impractical and undesirable due to its proximity to an agricultural building that is in use and capable of being used for any agricultural purpose.

**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.

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