

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00934/MARM	Land and Buildings at NGR 302994 107178 (Former Cummings Nursery) Culm Lea Cullompton Devon	Reserved Matters for the erection of 100 dwellings, including garages, domestic outbuildings and structures, associated infrastructure, estate roads, footways, car parking courts, drainage, pumping station and landscaping, together with all other associat	PERCON	COMM	23/02/2016

Conditions

- 1 No development shall begin until samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. No other materials shall be used.
- 2 No hard landscaping works in the areas shown on the approved plan(s) shall begin until samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, (in any phase) and shall be so retained.
- 3 No development shall begin until a scheme for the management and maintenance of all areas the communal open space and open areas surrounding the surface water retention basins as shown on the submitted plans has been submitted to, and been approved in writing by the Local Planning Authority. The approved scheme shall be implemented on completion of development and the open space and retention ponds shall thereafter be permanently retained, managed and maintained in accordance with the approved scheme.
- 4 The development hereby approved shall not be carried out otherwise than in accordance with the approved phasing programme that shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development.
- 5 The occupation of any dwelling in an agreed phase of the development shall not take place until a footpath link from the application site direct to Honiton Road has been constructed and is available for use.
- 6 The drainage scheme shall be operated so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme.
- 7 No development shall begin until a detailed methodology for the formation and construction of both the retention ponds (including an inspection schedule) has been submitted to, and been approved in writing by the Local Planning Authority. The approved methodology and inspection schedule shall be strictly adhered to for the completion of this part of the development, which shall be completed prior to the occupation of the dwellings hereby approved.
- 8 No development shall take place until a scheme to minimise dust emissions during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust suppression measures and the methods used to monitor emissions of dust arising from the development. The development shall be carried out in accordance with the approved scheme.

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

- 9 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
- 10 Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed.

Reasons

- 1 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM14.
- 2 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM14.
- 3 To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure the proper development of the site.
- 5 To ensure that adequate access and associated facilities are available for the traffic attracted to the site.
- 6 To protect water quality and minimise flood risk.
- 7 To ensure that this part of the scheme drains effectively in order to maintain the general amenities of the area in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).
- 8 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 9 To ensure that the appearance of the development is satisfactory and in order to enhance the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) policies DM2 and DM14.
- 10 In order to ensure the proper management over the development of the site and to protect the general amenities of the area.

Reasons

The layout, scale, appearance and landscaping details are considered acceptable in demonstrating that it will be possible to accommodate 100 dwellings on the site, including 30 units of affordable housing, in a manner which is on balance respectful in townscape terms and to the amenities of the neighbouring occupiers. No flooding, surface water and/or highway safety issues are raised. On this basis the proposals are considered to sufficiently comply with the Policies COR2, COR9, COR11, COR14 of Mid Devon Core Strategy (Local Plan Part 1), AL/DE/3 of Allocations and Infrastructure Development Plan Document and DM1, DM2, DM8, DM14 and DM15 of the Mid Devon 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 working with the applicant to ensure a positive outcome to the process 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01915/FULL	Land at NGR 300479 105981 Adj Colebrooke Court Colebrooke Lane Cullompton Devon	Variation of conditions 2 (approved drawings) and 8 (site location plan) of planning permission 04/00888/FULL	PERMIT	DEL	24/02/2016

Conditions

- 1 The date of commencement of this development shall be taken as the 7th of December 2015 when the application was registered by the Local Planning Authority.
- 2 Unless agreed otherwise in writing by the Local Planning Authority, and subject to the effect of any Condition of this permission, the proposed development must be carried out in conformity with the Site Location Plan and proposed agricultural storage buildings plan drawing number EX163/PA3/001A received by the Local Planning Authority on the 26.01.16, the proposed agricultural store block plan drawing number Rev E 08.2.16 received by the Local Planning Authority on the 8th of February 2016, proposed agricultural storage buildings elevations 1 drawing number EX163/PA3/003A received by the Local Planning Authority on the 26.01.16, proposed agricultural storage buildings elevations 2 drawing number EX163/PA3/004A received by the Local Planning Authority on the 26.01.16, all of which are hereby approved.
- 3 The external surfaces of the development hereby permitted shall be of materials as specified on the Elevations Drawing hereby approved, and no other materials shall be used unless agreed otherwise in writing by the Local Planning Authority.
- 4 The two new accesses and road widening works shall be so retained in accordance with the details on the proposed agricultural store block plan drawing number Rev E 08.2.16 received by the Local Planning Authority on the 8th of February 2016.
- 5 Provision shall be made within the site for the adequate disposal of surface water so that none drains from the proposed development onto the adjacent public carriageway.
- 6 Prior to the first use of any part of the building hereby approved, the landscaping works detailed on the proposed agricultural store block plan drawing number Rev E 08.2.16 received by the Local Planning Authority on the 8th of February 2016, to include the new wall, bank, fencing and hedge planting, shall be completed. Any new hedge planting shall be of indigenous species with new hedge plants planted in a staggered form of two rows approximately 0.5 metres apart and with approximately 0.5 metres distance between each plant. Any new hedge planting carried out pursuant to the requirements of this Condition that dies or is removed within 5 years of having been planted shall be replaced with new planting of the same species in the next planting season.
- 7 The agricultural grain store building hereby approved shall only be used for agricultural purposes reasonably necessary on the holding to which it relates. On its becoming redundant for such purposes, it shall be demolished and all resultant materials removed from site within 3 years of redundancy.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure materials are appropriate to the development and to safeguard the visual amenities of the area in accordance with policies DM2 and DM22 of the Local Plan Part 3.
- 4 In the interests of highway safety.
- 5 In the interests of highway safety.
- 6 To safeguard the visual amenities of the area in accordance with policies COR2 and DM2.
- 7 In the interests of the appearance of the locality, and to ensure removal of the building and cessation of associated traffic generation, if and when the building is no longer needed for agricultural purposes, in accordance with policies COR2, COR9, COR18 and DM2.

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

Reasons

The proposed changes to the design and materials, by virtue of their scale and design are not considered to be detrimental to the appearance of this agricultural building nor do they change the nature of the agricultural building approved. As such the proposal is considered to be in accordance with policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and COR2, COR9 and COR18 of the Mid Devon Core Strategy.

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.

15/01948/FULL	Mill Farm House Cheriton Fitzpaine Crediton Devon EX17 4BD	r Erection of extension following demolition of existing conservatory and a chimney	PERCON	DEL	26/02/2016
---------------	---	---	--------	-----	------------

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 roof covering of the development hereby permitted shall be of a natural slate, a sample of which shall be submitted to, and approved in writing by, the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and 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 character and appearance of the listed building in accordance with Local Plan Part 3 (Development Management Policies) DM13 and DM27.

Reasons

The application scheme for the erection of extension following demolition of existing conservatory and a chimney to be supportable in policy terms. The design is considered to be in keeping with the character of the existing dwelling and would present as a subservient addition. There are no concerns regarding over development of the dwelling curtilage. The proposal would not significantly alter the relationship with the neighbouring property and it is considered that the proposed scheme would not result in a significant adverse impact to the living conditions of occupants of neighbouring properties. It is not considered that the proposal would harm the character, appearance or setting of the listed building. Overall 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 and Government advice in the National Planning Policy Framework.

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

Reasons

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

15/01949/LBC	Mill Farm House Cheriton Fitzpaine Crediton Devon EX17 4BD	Listed Building Consent for erection of extension following demolition of existing conservatory and a chimney	PERMIT	DEL	26/02/2016
--------------	---	---	--------	-----	------------

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.

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

The proposed erection of extension is considered to be supportable in policy terms as the works are not considered to harm the character, appearance and setting of the listed building. The design of the proposed extension reflects the plan form of the building, although the protrusion to the rear complicates the simple roof form. It is not considered that it would harm the overall character and appearance of the property. The proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Policy DM27 and Government advice in the National Planning Policy Framework.

15/02005/CLU	Milk Stand Cottage Holcombe Rogus Devon TA21 0QA	Certificate of Lawfulness for existing use of barn as residential dwelling and associated use of land as residential garden for a period in excess of 4 years	PERMIT	DEL	26/02/2016
--------------	---	---	--------	-----	------------

Reasons

From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority on the balance of probability Milk Stand Cottage has never been occupied as holiday accommodation, and therefore permission 07/02325/FULL was never implemented, and on the balance of probability the building has changed use from ancillary accommodation in conjunction with the main dwelling Lower Besley Farm, to a single dwellinghouse, and the use of the building as a single dwellinghouse has been in excess of 4 years. The unit of occupation, namely the house and associated garden and parking area, is considered to be the relevant planning unit.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00006/FULL	Hillcrest Down St Mary Crediton Devon EX17 6DN	Erection of garage	PERMIT	DEL	24/02/2016

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 garage building above hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as Hill Crest), and no part 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 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the site which is the open countryside in accordance with Mid Devon Core Strategy (Local Plan 1) policies COR2 and COR18 Local Plan Part 3: (Development Management Policies) DM13.

Reasons

The application scheme for the erection of a garage within the curtilage of a residential dwelling is considered to be supportable in policy terms. Although the scale of the building is reasonably large, the design is reflective of the replacement dwelling that has been approved on the site and it is considered that the proposed garage would appear as subservient to the main dwelling. There are no concerns regarding over development of the dwelling curtilage or impact on the amenity of occupiers of neighbouring properties. The proposal 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 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.

16/00008/LBC	Lower Gatehouse Farm Black Dog Crediton Devon EX17 4RA	Listed Building Consent for alterations to outbuilding	PERMIT	DEL	24/02/2016
--------------	---	---	--------	-----	------------

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 Before the work on the construction of the porch is carried out working details (to scale 1:10) of the roof construction shall be submitted to, and be approved in writing by, the Local Planning Authority. Construction of the porch shall be in accordance with these approved details, and be so retained.
- 3 Unless otherwise agreed in writing with the Local Planning Authority the work shall be carried out fully in accordance with the approved plans and any other details approved by condition.

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

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 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the listed building in accordance with paragraph 134 of the National Planning Policy Framework), Mid Devon Core Strategy (Local Plan Part 1) COR2, and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 Development Affecting Heritage Assets.
- 3 In order to safeguard the character and appearance of the listed building in accordance with paragraph 134 of the National Planning Policy Framework), Mid Devon Core Strategy (Local Plan Part 1) COR2, and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 Development affecting Heritage Assets.

Reasons

The works can be defined as being of less than substantial harm. The extent of harm, that is minor, is counterbalanced by the public benefits that can be identified as being the creation of a low key use that ensures the continued use of the outbuilding. On this basis the proposal is considered to be acceptable in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17 Local Plan Part 3 (Development Management Policies) DM1, DM27 and National Planning Policy Framework para 134.

16/00009/HOUSE	Strawberry Cottage Oakford Tiverton Devon EX16 9HG	Erection of extension and replacement garage	PERMIT	DEL	26/02/2016
-----------------------	--	--	--------	-----	------------

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 extension and replacement garage at Strawberry Cottage, Oakford is considered to be acceptable. The proposal would not result in over development of the curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extension and the new garage are not considered to detract from the character and appearance of the existing dwelling or it's setting. The proposal is therefore considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiation with the agent, discussions with the applicant 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
16/00022/TPO	1 Harpitt Close Willand Cullompton Devon EX15 2RX	Application to fell 1 Ash tree and reduce crown of 1 Ash tree protected by Tree Preservation Order 94/00009/TPO	SPLIT	DEL	25/02/2016

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Fell to ground level T2 as shown on the plan accompanying the application. b) Prune to reduce lowest branch to the north of T1 (as shown on plan accompanying the application) up to 3 metres, to the past pruning point.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

The felling of T2 is considered sufficiently arboriculturally justified for the long term management of T1 and is considered to be a better management option than heavy pruning. T2 is considered a poor specimen as it has become significantly suppressed by T1. Due to the small size of the garden within which the trees are located it is not considered necessary to plant a replacement tree. In addition, it is considered justified to reduce the lowest northern extending limb of T1 by 2-3 metres to a previous pruning point, to reduce the conflict with the conservatory. The approved works are considered sufficiently arboriculturally justified to secure the long term management of the trees and the amenity contribution of T1 to the surrounding area.

Reasons

- 1 The crown reduction of T1 by one third to balance the symmetry of T1 is not arboriculturally justified, will damage the health and structural integrity of the tree and will look unsightly so as to reduce the amenity value of the tree.

16/00103/FULL	Land and Buildings at NGR 272250 98701 (Littlecombe Farm) Bow Devon	Construction of roof over existing dung midden	PERMIT	DEL	23/02/2016
---------------	---	---	--------	-----	------------

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.

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

Reasons

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

Reasons

The proposed formation of a roof covering over an existing area on an agricultural holding in the open countryside that is used to store manure is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with Policies COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 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 the following 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.

16/00104/FULL	Land and Buildings at NGR 272250 98701 (Littlecombe Farm) Bow Devon	Erection of roof over existing silage clamp	PERMIT	DEL	23/02/2016
----------------------	---	--	--------	-----	------------

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 formation of a roof covering over an existing area on an agricultural holding in the open countryside that is currently used as an open silage clamp is considered supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan part 3 and the National Planning Policy Framework.

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

Reasons

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

16/00122/CLP	Royal Mail Sorting Office Hawkins Way Lords Meadow Industrial Estate Credon Devon EX17 1HX	Certificate of lawfulness for the proposed replacement of chainlink fence with new pedestrian access gate and extension of pavement to yard	PERMIT	DEL	25/02/2016
---------------------	--	---	--------	-----	------------

Conditions

- 1 The proposal is considered to be permitted development under Class A of Part 2 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015.

16/00258/CLP	19 Bilbie Close Cullompton Devon EX15 1LG	Certificate of Lawfulness for the proposed erection of a single storey extension	PERMIT	DEL	23/02/2016
---------------------	--	--	--------	-----	------------

Conditions

The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.