

## Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01288/FULL	Former Belmont Hospital Belmont Road Tiverton Devon EX16 6QY	Removal of Condition 8 to allow changes to external boundary walls fronting Hillcrest and Belmont Road and Variation of Condition 2 to allow revised drawings for Planning Permission 13/01358/MFUL	PERMIT	DEL	02/03/2016

### Conditions

- 1 The date of commencement of this development shall be taken as 6 August 2015, the date the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development of the new dwellings shall be carried out in accordance with the external materials included in the materials schedule received 8th May 2014.
- 4 All landscaping works shall be carried out in accordance with the landscaping plans prepared by Swan Paul (1820.001 C, 1820/003 C, 1820 002 C) submitted to discharge condition 5 of planning permission 13/01358/MFUL and thereafter maintained in accordance with the accompanying landscaping maintenance schedule. All planting, seeding, turfing or earth profiling comprised in the approved landscaping details shall be carried out within 9 months of 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.
- 5 The hard landscaping works shall be carried out in accordance with the details submitted to discharge condition 6 of planning permission 13/01358/MFUL and approved by letter dated 9th February 2015. Such approved hard landscaping works shall be carried out before the development is first brought into its permitted use (in any phase) and shall be so retained.
- 6 The boundary walls to Hillcrest and Belmont Road shall be repaired and finished in accordance with the details on drawing number 402 133 E dated September 2013.
- 7 The estate road, footways, verges and street lighting shall be completed in accordance with the general layout plans submitted to discharge condition 9 of planning permission 13/01358/MFUL.
- 8 The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority:- (a) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; (b) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; (c) The cul-de-sac visibility splays have been laid out to their final level; (d) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; (e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; (f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; (g) The street nameplates for the spine road and cul-de-sac have been provided and erected.
- 9 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 walls and visibility splay works shall be completed to the written satisfaction of the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		The development of the site of the former Melrose Clinic shall be carried out in accordance with the contamination and remediation strategy set out within the Phase 1 and Phase 2 contamination report submitted to discharge conditions 14 and 15 of planning permission 13/01358/MFUL.			
11		The surface water drainage shall be completed in accordance with the details contained in the surface water drainage strategy and shown on the drawing number DR 1003 B submitted to discharge condition 18 of planning permission 13/01358/MFUL.			
12		The play green space and other communal spaces within the development shall be provided and maintained in accordance with the details submitted to discharge condition 22 of planning permission 13/01358/MFUL.			
13		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 Classes A, B, C, D, E of Part 1, or Classes A and B of Part 2, relating to extensions, alterations or extensions to the roof, sheds, greenhouses, oil tanks, fences, gates, walls, means of access shall be undertaken within the dwelling curtilage of plots 1-18 without the local planning authority first granting planning permission.			

### 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 The Local Planning Authority wishes to ensure that the development proceeds in an orderly manner and in the interests of safeguarding the amenities of current and future occupants off the site and immediately surrounding area in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area and the setting of the Listed Building in accordance with Policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the visual amenity of the area and the character and appearance of the Conservation Area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the character and appearance of the Conservation Area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 In the interests of highway safety and to ensure adequate facilities are provided on site for future residents in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).
- 8 : In the interests of highway safety and to ensure adequate facilities are provided on site for future residents in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).
- 9 In the interests of highway safety and to ensure adequate facilities are provided on site for future residents in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).
- 10 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 11 To prevent an increased risk of flooding in accordance with policies COR11 Mid Devon Core Strategy and AL/TIV/11 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2).
- 12 To safeguard the character and amenities of the area in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the Supplementary Planning Document "Provision of public open space through development".

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13 To safeguard the character and appearance of the Conservation Area and the setting of the Listed Building in accordance with Policies DM2, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The current proposal is acceptable in that the proposed changes are minor in nature and do not materially affect the quality of the original development or its impact on the listed building and its setting, or on the privacy and amenities of existing, neighbouring or future residents. The proposal is considered to continue to comply with the requirements of relevant policies: COR1, COR2 and COR13 of the Mid Devon Core Strategy (LP1), AL/DE/3, AL/IN/3 and AL/TIV/11 of the AIDPD (LP2) and DM1, DM2, DM7, DM8, DM14, DM15 and DM27 of the Local Plan part 3 (Development Management Policies).

**Reasons**

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

15/01631/FULL	2 Higher Town Court Rensey Lane Lapford Crediton Devon EX17 6FD	Erection of greenhouse, adjoining shed with solar panels on roof, summer room and work to garden walls	PERMIT	DEL	01/03/2016
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**Conditions**

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

**Reasons**

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

**Reasons**

The application for the erection of greenhouse, garden shed (with solar panels on roof), rear extension to accommodate a summer room and work to garden walls at 2 Higher Town Court, Rensey Lane, Lapford is considered to be supportable in policy term. The overall scale and design of the rear extension is considered to respect the character, scale, setting and design of the existing house and the neighbouring dwelling, and the neighbouring dwelling, and the size of the shed is considered suitable for the garden location. The proposed developments would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

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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.

15/01771/FULL	Land at NGR 308760 109750 (Blackborough Stables) Blackborough Devon	Conversion of stables to a dwelling and construction of a vehicular access (Revised Scheme)	PERCON	DEL	03/03/2016
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until 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.
- 4 No work shall begin on the provision of the access track until the following details have been submitted to and approved in writing by the Local Planning Authority: (a) detailed tree/hedge protection plan showing how each tree indicated on drawing number BS-15-03 or other tree or hedge otherwise affected by the provision of the access track, shall be protected before, during and after construction of the track; (b) arboricultural method statement detailing how the access track will be constructed, including details of all methods of excavation and other changes in ground levels and details of any machinery to be used; (c) details of any pruning or other works required to any tree or hedge, including their roots; (c) details of materials to be used to construct the access track and sample/s of surfacing materials.
- 5 Before their use on the dwellings hereby permitted details of the materials to be used on the external surfaces of the buildings including walls, roofs, windows, doors, roof lights, fascias and rainwater goods, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved details shall be used on the development and shall be so retained.
- 6 The development shall be carried out only in accordance with the recommendations in the Bat and Nesting Bird Survey Report by Sedgemoor Ecology Services dated June 2015.
- 7 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1, or Classes A & B of Part 2 of Schedule 2, relating to gates, fences, walls, means of access shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 8 The storage building indicated on drawing number BS-15/02 Rev C shall be used for domestic storage only associated with the dwelling hereby permitted and shall not be used as additional living accommodation.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the character of the building is retained and to protect the building during conversion works in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
4		To protect the trees and hedges on the site to ensure the visual amenity of the site within the Blackdown Hills AONB is preserved in accordance with policy DM29 of the Mid Devon Local Plan part 3 (Development Management Policies).			
5		To safeguard the visual amenity of the site and the setting and visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2, DM27 and DM29 of the Mid Devon local Plan Part 3 (Development Management Policies).			
6		To ensure the adequate protection of species and enhancement of biodiversity on the site in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
7		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM8, DM27, DM29			
8		This part of the existing building is not considered to be of substantial and permanent construction suitable for conversion into living accommodation under policy DM11 of the LP3 DMP but is adequate to be retained for storage purposes.			

#### Reasons

The current proposal is acceptable in that the stable buildings are considered to make a positive contribution to the rural character of the area. Some minor repairs work and repointing is required. Existing openings are to be utilised for windows and doors. Adequate parking and amenity space are to be provided. The access track has been designed to have the minimum impact on protected trees and the character of the AONB. Subject to conditions, it is not considered that the proposal would have an unacceptable impact on the environment, on protected species or on the setting of the adjacent Grade II listed building. The proposal is considered to be suitably designed and to comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 of the AIDPD and DM2, DM8, DM11, DM14, DM15, DM27 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

#### Reasons

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

<b>15/01797/FULL</b>	Land and Buildings at NGR 300187 115968 (West of Staplegate Cottages) Uplowman Devon	Change of use from riding arena (D2) to parking and washing area for 1 livestock lorry (sui generis)	PERMIT	DEL	01/03/2016
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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 Visibility splays shall be provided, laid out and maintained for that purpose at the site access where the visibility splays provide intervisibility between any points on an X and Y axes at a height of 0.60 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 45 metres in both directions.

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4 The use of the site shall be restricted to the parking and washing of 1 no. lorry only.

**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 provide adequate visibility from and of emerging vehicles in accordance with the National Planning Policy Framework.
- 4 To ensure that the proposed development does not prejudice the amenities of the locality in accordance with policy COR2 Mid Devon Core Strategy (LP1) and policies DM2 and DM20 Local Plan Part 3.

**Reasons**

The change of use, which this application seeks to regularise and retain, supports rural employment development. There are no discernible adverse impacts on local residents and no negative impact on the character and appearance of the countryside that would warrant a reason for refusal. There are no unacceptable adverse environmental impacts and no unacceptable traffic impacts as a result of the development and therefore the development complies with policies COR1, COR2, COR18 of the Core Strategy, Policies DM2 and DM20 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included site meeting with the agent and negotiation regarding landscaping proposals. 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>15/01948/FULL</b>	Mill Farm House Cheriton Fitzpaine Crediton Devon EX17 4BD	Erection of extension following demolition of existing conservatory and a chimney	PERCON	DEL	26/02/2016
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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 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.

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**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.

**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
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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**

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01982/FULL	Land at NGR 289158 103928 Higher East Coombe Stockleigh Pomeroy Devon	Change of use of agricultural land to site one Shepherd's hut, kitchen area and WC hut to rent out for 'Glamping'	PERMIT	DEL	04/03/2016

#### 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 (i) The holiday accommodation unit (Shepherd Hut) shall be occupied for holiday purposes only. (ii) The holiday accommodation unit (Shepherd Hut) shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit (Shepherd Hut) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 The development hereby approved shall only be occupied for holiday purposes only. On its becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 3 months of it becoming redundant for its approved use.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside of defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure removal of the cabin if no longer required for holiday occupation in order to protect the character, appearance and general amenity of the area of countryside in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

#### Reasons

The proposal is for the change of use of a small part of an agricultural field to site one shepherd's hut, kitchen area and retention of the WC hut is supportable in principle. The size, scale and location of the 3 structures that form the application scheme are considered to be respectful to the rural and agricultural character and visual amenities of the area. The Local Planning Authority is satisfied that the proposed scheme will not result in any harmful impacts on highway safety or the amenity of occupiers of nearby properties. Overall the proposal is considered to be acceptable in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8 and DM24 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

#### Reasons

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



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01986/PNCOU	Land and Building at NGR 300124 125302 (Langs Farm) Shillingford Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	PDA	DEL	01/03/2016

#### 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.

15/01999/FULL	Unit 15 Blackdown Park South View Estate Willand Cullompton Devon EX15 2FS	Formation of mezzanine floor for use as offices, insertion of additional windows and apertures, and erection of fire escape	PERMIT	DEL	02/03/2016
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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 application premises shall not be used for retail sales to the general public.
- 4 No noisy operations or practices shall be carried out on the application premises between the hours of 7.00 p.m and 7.00 a.m. on weekdays or at any time on Sundays.
- 5 The existing hard-surfaced and drained on-site parking, turning, loading and unloading areas shall be so retained for that purpose clear of any storage of goods, plant or equipment.
- 6 No burning of refuse, rubbish or waste material shall take place on the application premises except in accordance with arrangements and procedures which shall first have been approved in writing by the Local Planning Authority.
- 7 No rubbish, refuse or waste materials of any description shall be stored, tipped or permitted to accumulate anywhere on the application premises except in the compounds specifically provided for that purpose (which shall not be sited on the areas required to be retained for the purposes referred to in Condition 5 of this permission).

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 For the avoidance of doubt, to concur with the nature of the application having regard to the submitted details and to ensure adequate on-site facilities are provided for traffic attracted to the development on the site in the interests of highway safety in accordance with policy DM8 of the Local Plan part 3 (Development Management Policies).
- 4 To protect the amenities of the locality and of occupiers of nearby dwellings and premises in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).
- 5 To ensure adequate on-site facilities are provided for traffic attracted to the development on the site in accordance with policy DM8 of the Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		To protect the amenities of the locality and of occupiers of nearby dwellings and premises in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).			
7		In the interests of the visual amenity of the area and to ensure adequate on-site facilities are provided for traffic attracted to the development on the site in accordance with policies DM2 and DM8 of the Local Plan part 3 (Development Management Policies).			
<b>Reasons</b>					
The proposed mezzanine floor and external alterations by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another unit, the future amenities and services of the unit to be altered or its surroundings. As such the proposal is considered to comply with policies COR2, COR4 and COR17 of the Mid Devon Core Strategy 2007 and policies DM2, DM8 of Adopted Mid Devon Local Plan Part 3 (LDF) and the National Planning Policy Framework.					
<b>Reasons</b>					
In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included issuing the decision in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.					
<b>15/02005/CLU</b>	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
<b>Reasons</b>					
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.					
<b>16/00009/HOUSE</b>	Strawberry Cottage Oakford Tiverton Devon EX16 9HG	Erection of extension and replacement garage	PERMIT	DEL	26/02/2016
<b>Conditions</b>					
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.					
<b>Reasons</b>					
1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.					

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

**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.

16/00013/FULL	Land and Buildings at NGR 300589 105835 Colebrooke Lane Cullompton Devon	Change of use of agricultural land to residential garden and erection of garage	PERMIT	DEL	29/02/2016
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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 garage and residential garden area hereby permitted shall not be brought in to their permitted use until the dwelling they are associated with at NGR 300589 105835, Colebrooke Lane, Cullompton as identified on the site plan, drawing reference EX801/PA/1001 dated and received by the Local Planning Authority on the 5.01.16, is first occupied, and shall be used for such purposes only in conjunction with this dwelling thereafter.

**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 this agricultural land does not change use to residential garden area in the absence of the converted building being occupied as a dwellinghouse.

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

The proposed change of use of agricultural land to residential garden and the erection of a garage at Colebrooke Lane, Cullompton is considered to be acceptable in policy terms. The agricultural land changing use is intimately associated with the building being converted to a dwellinghouse, and due to its size and location it is not considered that it is capable of a functional agricultural use, therefore it does not result in the unacceptable loss of agricultural land. The proposed garage is considered to be of a high quality and appropriate design and will have a limited impact within the surrounding landscape. The proposed garage is considered to respect the character, scale, setting and design of the building being converted to a dwellinghouse, will not result in over development and will not have an adverse impact on the living conditions of occupants of neighbouring properties. Overall the proposal is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM3, DM8, DM13 and DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).

### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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>16/00028/HOUSE</b>	Nut Tree Barn Uffculme Cullompton Devon EX15 3DR	Erection of a summer house	PERMIT	DEL	29/02/2016
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### Conditions

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

### Reasons

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

### Reasons

The proposed summerhouse 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 summerhouse is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00035/HOUSE	16 Blenheim Drive Willand Cullompton Devon EX15 2TB	Erection of single storey rear extension	PERMIT	DEL	02/03/2016

#### 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 extension is considered to be acceptable in that it is appropriately scaled and designed and will not result in an over-development of the dwelling curtilage or lead to any material loss of privacy or amenity for neighbouring residents. The proposal is considered to be in accordance with policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

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

16/00039/HOUSE	Claremont 65 Fore Street Cullompton Devon EX15 1JY	Erection of new storage shed following demolition of garage and workshop	PERMIT	DEL	03/03/2016
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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.

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

The proposed shed is considered to be acceptable in that it is appropriately scaled and designed and will not result in an over-development of the dwelling curtilage or lead to any material loss of privacy or amenity for neighbouring residents. In addition, the shed is not considered to harm the character and appearance of the listed building and will not be visible from the conservation area. The proposal is considered to be in accordance with policies DM2, DM13 and DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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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16/00041/FULL	Penguin Fish Bar 44 - 46 Gold Street Tiverton Devon EX16 6PX	Erection of canopy/awning	PERMIT	DEL	02/03/2016
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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 proposal for the installation of a canopy/awning is considered to be acceptable in principle. The proposed alterations would not result in the loss of any historic building fabric or result in harm to the character or appearance of the listed building subject to the final appearance of the awning, its setting or the Tiverton Conservation Area. It is not considered that the erection of a canopy/awning will impact on the amenity of any nearby properties. On this basis the proposal is considered to be acceptable in accordance with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR6 and COR13, Local Plan part 3 (Development Management Policies) DM1, DM2, DM16, DM18 and DM27.

**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
16/00042/HOUSE	South Coombe Farm Cheriton Fitzpaine Crediton Devon EX17 4HP	Erection of an extension, alteration of existing door to window and existing window to door following demolition of existing shed and wc	PERMIT	DEL	02/03/2016

#### 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 is for the erection of a single storey side extension and alterations to the composition of northern elevation and is considered to be supportable in policy terms. The proposed alteration to the northern elevation will form a more balanced elevation on the northern facade and the design and scale of the proposed extension is considered to respect the character and appearance of the host dwelling. The proposal is not considered to result in over development of the curtilage, and it is not considered that the proposed alterations would have a significantly adverse impact on the living conditions of any neighbouring occupiers in terms of loss of light, overlooking or loss of privacy. The application scheme is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and 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 completion of the assessment and issuing of 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.

16/00043/LBC	Penguin Fish Bar 44 - 46 Gold Street Tiverton Devon EX16 6PX	Listed Building Consent for erection of canopy/awning	PERMIT	DEL	02/03/2016
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#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until full details of the canopy have been submitted to and approved in writing by the Local Planning Authority. Details of the canopy will include material, size, style, colour and manufacturers specification details. The approved canopy shall be in accordance with the approved details and be so retained.

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

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the listed building in accordance with DM2 and DM27 of the Local Plan Part 3 (Development Plan Policies).

**Reasons**

The proposal for the erection of a canopy/awning is considered to be acceptable. The proposed alterations would not result in the loss of any historic building fabric or result in harm to the character or appearance of the listed building or its setting. On this basis the proposal is considered to be acceptable in accordance with the following policies; Local Plan part 3 (Development Management Policies) DM27.

16/00051/FULL	Land at NGR 281731 107216 (Woodbeare Farm) Kennerleigh Devon	Erection of a Roundhouse livestock building (718 sq. m)	PERMIT	DEL	03/03/2016
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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 scheme for erection of a roundhouse livestock building (718sq.m) is considered to be supportable in policy terms. The building is intended to support the expansion of the beef rearing part of the business and is therefore considered to be reasonably necessary to support the farming activity on the holding. The building is of a reasonably large scale and will be clearly visible from outside the site, however the building will be cut into the slope of the site and viewed in accordance with the existing farmstead and therefore it is not considered that the siting and design of the building would cause unacceptable harm to the character and appearance of the area. The Local Planning Authority considers that the proposal is located to limit the adverse effects on the living conditions of local residents and would not result in unacceptable harm to their amenity. Appropriate drainage and waste management measures are proposed such that the proposal would not result in an unacceptable adverse impact on the environment. The proposal would not cause unacceptable traffic impact on the local road network. The building will be situated close to an existing footpath and will change the amenity of the area for a short distance, however overall it is not considered that the proposed building would result in an unacceptable traffic impact on the local road network. Overall the proposal is considered to be compliant with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 and Government 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 discussions with agent and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00052/TPO	27 The Glebe Thorverton Exeter Devon EX5 5LS	Application to reduce the height by 6 metres 1 no. Luscombe Oak tree protected by Tree Preservation Order 70/00010/TPO	PERMIT	DEL	04/03/2016
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**Conditions**

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: (a)Reduce the height of the tree by up to 3m. (b)Crown reduce the overall tree by 1-2m.

**Reasons**

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

**Reasons**

The works proposed to reduce the height of 1 no. Luscombe Oak tree protected by Tree Preservation Order 70/00010/TPO are considered to be acceptable in part. The Tree Officer has agreed lesser work which will allow for a reduction in the height by up to 3 metres and a crown reduction of the overall tree by 1-2 metres.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00056/CLU	Middle Chitterley Silverton Exeter EX5 4BP	Certificate of lawfulness for the existing use of a rental property/holiday let in breach of agricultural occupancy condition (e) of planning permission 4/02/82/28 for a period in excess of 10 years	PERMIT	DEL	02/03/2016

#### Conditions

From the evidence submitted in support of this application, on the balance of probability, the dwelling known as Middle Chitterley, Silverton has been occupied in excess of 10 years by persons not employed in agriculture, in breach of condition (e) of planning permission 4/02/82/28.

16/00061/PNCOU	Land at NGR 306742 119851 (Wardmoor) Holcombe Rogus Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	RPA	DEL	04/03/2016
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#### Reasons

- Condition 2 of Planning Permission 09/01028/FULL restricts the use of the building and requires the building should be used for agricultural purposes only and should be demolished on its becoming redundant for such purposes. Article 3(4) of the GPDO applies and so this condition removes the permitted development rights of the building. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 cannot be utilised in order to convert the building subject to this application to a dwelling house.

16/00072/FULL	Land at NGR 292417 114762 Opposite Lurley Cottages Lurley Tiverton	Change of use of agricultural land to domestic parking area	PERCON	DEL	02/03/2016
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#### Conditions

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development shall be carried out in accordance with the recommendations set out within the submitted ecology survey, produced by Seasons Ecology, dated December 2015.
- The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- No works shall begin until details of the 'permeable surface' detailed on drawing number 15/MET/02C have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out in accordance with the submitted details, and be retained thereafter.
- No works shall begin until details of the 'Gabion Baskets' detailed on drawing number 15/MET/02C have been submitted to and approved in writing by the Local Planning Authority. Details shall include the materials to be used to fill the Gabions, and details of the facing stones. Once approved, the development shall be carried out in accordance with the submitted details, and be retained thereafter.
- No development shall begin until a traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The traffic management plan shall include details of traffic management within the adjacent lane during the proposed works. Once approved, any development relating to this application shall be carried out in accordance with the approved plan.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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7 No development shall begin until there has been submitted to and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels and details of any hedgerow replanting. The landscaping scheme should include details of the hedge translocation where possible. 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. Once provided, the landscaping scheme shall be so retained.

8 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 To ensure any nature conservation interests are preserved in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 3 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials are appropriate to the development/works, in order to safeguard the character and appearance of the area, and prevent loose gravel discharging onto the public highway, in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials are appropriate to the development/works, in order to safeguard the character and appearance of the area, in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To prevent unnecessary disturbance to the users of the highway.
- 7 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 8 For the avoidance of doubt and in the interests of proper planning.

### Reasons

The proposed parking area, by virtue of its scale, design and location is not considered to harm the privacy or amenity of the occupiers of neighbouring properties or any local habitats or wildlife. The proposal will cause some harm to the character and appearance of the surrounding area, and a minor amount of harm to the setting of the adjacent listed building (Easter Cottage), however this harm is outweighed by the benefits the proposal will create in terms of highways safety and residential amenity. As such the proposal is considered to comply with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM27 of the Local Plan Part 3, and Part 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 negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00074/HOUSE	Postwood Gardens Kentisbeare Cullompton Devon EX15 2BS	Erection of an extension	PERMIT	DEL	04/03/2016

#### 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 in terms of its scale, design and position at the north west of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 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 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.

16/00082/FULL	23/25 Gold Street Tiverton Devon EX16 6QB	Replacement of existing rear timber windows with UPVC windows	PERMIT	DEL	02/03/2016
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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 replacement windows, by virtue of their scale, massing, design and location are not considered to harm the future amenities and services of the property to be altered or its surroundings. As such the proposal is considered to comply with policies COR2, COR6 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM16, DM18 and DM27 of the Local Plan Part 3 (Development Management Policies), and Part 2 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.

<b>16/00092/CLP</b>	5 Coach Road Silverton Exeter Devon EX5 4JL	Certificate of Lawfulness for the proposed formation of an access and provision of hardstanding following removal of a section of bank	PERMIT	DEL	02/03/2016
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**Reasons**

The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2012 and Article 3, Schedule 2, Part 2, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 provided the hard surface is to be of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the dwellinghouse.

<b>16/00168/HOUSE</b>	19 St Georges View Cullompton Devon EX15 1BA	Erection of a two storey extension	PERMIT	DEL	01/03/2016
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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 two storey extension to the side of 19 St Georges View, in terms of its scale, design and position on the side elevation of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2, COR11 and COR14, Local Plan part 3 (Development Management Policies) DM1, DM2, DM8 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.

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