

## Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01332/MOUT	Land at NGR 303681 111677 (North Of Mid Devon Business Park) Muxbeare Lane Willand Devon	Outline application with access for an employment development of up to 5,256m <sup>2</sup> of B1, 2,651m <sup>2</sup> of B2 and 4,919m <sup>2</sup> of B8 units together with internal access roads, parking and associated infrastructure	PERCON	DEL	09/03/2016

### Conditions

- 1 No development shall begin until detailed drawings to an appropriate scale of the layout, scale and appearance of the buildings and the landscaping of the site (hereinafter called the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.
- 4 The details required to be submitted by condition 1 shall include the following additional information: boundary treatments, existing and proposed site levels, finished floor levels, external lighting, and materials.
- 5 The landscaping details required by condition 1 shall include details of the existing trees and hedges on the site and those which are to be retained, with measures for their protection during the course of the development, details of the species, siting and numbers of trees and shrubs to be planted, details of all earthworks and seeding, together with a timescale for the landscaping works and a plan for ongoing maintenance and management.
- 6 No development shall begin until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which shall have been previously submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 7 No development shall begin until details of the proposed estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, visibility splays, accesses, car parking and street furniture has been submitted to and approved in writing by the Local Planning Authority. For this purpose, the details shall include plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction, together with a detailed timetable for implementation/phasing plan. Such facilities shall be constructed and laid out in accordance with the approved details and shall be permanently so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		No development shall begin until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure; (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6.00pm Mondays to Fridays and 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed in advance by the Local Planning Authority; (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste, and confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (h) hours during which no construction traffic will be present at the site; (i) the means of enclosure of the site during construction works; (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k) details of wheel washing facilities and obligations (l) the proposed route of all construction traffic exceeding 7.5 tonnes. (m) details of the amount and location of construction worker parking. (n) photographic evidence of the condition of adjacent public highway prior to commencement of any work.			
9		No development shall begin until a detailed surface water drainage design based on the submitted Surface Water Drainage Strategy and Flood Risk Assessment, and Devon County Council's Sustainable Drainage Design Guidance, has been submitted to and approved in writing by the Local Planning Authority. Such surface water drainage design shall include details of a timescale for its implementation and details on ongoing management and maintenance. The surface water drainage shall be provided in accordance with the approved details and shall be so permanently retained, managed and maintained.			
10		No development shall begin a detailed design for the flood storage compensation feature as proposed in the submitted Surface Water Drainage Strategy dated July 2015, including a timetable for its construction and details of ongoing management and maintenance, has been submitted to and approved in writing by the Local Planning Authority. The flood storage compensation feature shall be constructed, managed and maintained in accordance with the agreed details.			
11		No development shall begin until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority, such Noise Management Plan to include details of the acoustic barriers recommended in the submitted Noise Assessment dated August 2015. The approved acoustic barriers shall be provided before the development is first brought into its permitted use and shall be permanently so retained and maintained. The site shall operate only in accordance with the approved Noise Management Plan.			
12		No development shall begin until a detailed protected species mitigation plan, based on the recommendations and mitigation detailed in the Extended Phase 1 Habitat Survey Report dated 2 July 2015 has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in accordance with such approved mitigation plan.			
13		No phase of the development shall begin until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority: a) a preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site. b) A site investigation scheme, based on a) above, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. c) The results of the site investigation and detailed risk assessment referred to in b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The development shall be implemented in accordance with the approved scheme.			
14		If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and agreed in writing by the Local Planning Authority. Such remediation strategy shall detail how the unsuspected contamination shall be dealt with and the development shall proceed only in accordance with the shall be approved strategy.			
15		No part of the development shall be first occupied until the off-site highway works in the area indicated on drawing number A090888 Rev A dated 29th February 2016, required for the extension of the footway to improve pedestrian facilities in Station Road, have been completed and the footway is open for use, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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16 The development shall be operated at all times only in accordance with the submitted Travel Plan dated July 2015.

**Reasons**

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 & 5 of The Town and Country Planning (Development Management Procedure) Order 2010.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 4 To allow consideration of the details to ensure the development contributes positively to the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan 1) and DM2 of the Local Plan part 3 (Development Management Policies).
- 5 To allow consideration of the details to ensure the development contributes positively to the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan 1) and DM2 of the Local Plan part 3 (Development Management Policies).
- 6 To ensure that an appropriate record is made of archaeological evidence that may be affected by construction of the development, in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.
- 7 To ensure that appropriate facilities are available on site and to allow proper consideration of the details in accordance with policies DM2 and DM8 of the Local Plan part 3 (Development Management Policies).
- 8 To ensure appropriate facilities are available for construction and other traffic attracted to the site during the construction period, in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).
- 9 To ensure adequate facilities are provided on site to deal with surface water and to prevent an increase in flood risk in the area, in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 of the Local Plan part 3 (Development Management Policies).
- 10 To ensure the development will be constructed in a manner that will protect the integrity of the adjacent motorway structure and in the interest of the ongoing safe and efficient operation of the M5.
- 11 To protect the amenities of nearby residents in accordance with policies DM2 and DM7 of the Local Plan part 3 (Development Management Policies).
- 12 To safeguard protected species during and after construction of the development, in accordance with the National Planning Policy Framework.
- 13 To ensure protection of controlled waters from contamination associated with historical use of part of the site as a landfill/railway embankment, in accordance with policy DM7 of the Local Plan part 3 (Development Management Policies).
- 14 To ensure protection of controlled water from unexpected contamination on site in accordance with policy DM7 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.
- 15 To minimise the impact of the development on the highway network in accordance with the National Planning Policy Framework.
- 16 To ensure the operation of the development minimises the impact of increase traffic on the highway network in accordance with policies DM2 and DM6 of the Local Plan part 3 (Development Management Policies).

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

The current proposal is acceptable in that the site is allocated for B1, B2 and B8 employment uses and the principle of employment development in this location is acceptable. There will be a vehicular access from the existing Mid Devon Business Park and the development will link into the existing footpath route. Improvements will be required to the footway in Station Road. All other matters are reserved for later consideration. Initial archaeological works have been undertaken and further works conditioned. The surface water drainage strategy is considered to be acceptable and not to increase surface water run-off from the site or increase flood risk elsewhere. Subject to mitigation, the development is not considered to have an unacceptable effect on landscape and ecology, the environment or the residential amenities of neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: COR1, COR2, COR4, COR9, COR11 and COR17 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, DM6, DM7, DM27, DM28 and W11 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

15/01808/MFUL	Land and Buildings at NGR 285916 112901 Tollgate Farm Nomansland Devon	Erection of 3 replacement poultry buildings (7071 sq m) following demolition of existing, and provision of associated infrastructure including feed bins and hardstanding	PERCON	COMM	11/03/2016
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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 be commenced until details of the surface water drainage system based on the surface water being discharged to a ditch on the western boundary of the site as detailed in the Environmental Statement, have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved drainage scheme shall be fully implemented before any part of the development is occupied, and be so retained.
- 4 A management plan, setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage Systems (SUDS) including pipes, detention areas, and associated flow control devices, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any of the buildings first coming into use. The SUDS approved shall thereafter be managed and maintained in accordance with the agreed details.
- 5 No development shall be commenced until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Management Plan at all times during the construction phase of the development.
- 6 The development shall be carried out in accordance with the recommendations set out in the mitigation section of the Phase 1 Habitat survey completed by Eco-Check Consultancy Ltd in July 2015.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 7 Prior to the commencement of development a waste management plan to include details of measures to manage the disposal of waste produced on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the agreed waste management plan and records shall be kept of where waste is disposed of together with the quantity of waste so disposed and shall be made available to the Local Planning Authority upon request.
- 8 The ventilation systems on the buildings hereby approved shall continue to operate throughout the clean out period. In addition, measures to ensure that the doors on the north east ends of the proposed buildings shall be kept closed whilst the buildings are in use and throughout the clean out period shall be submitted to and approved in writing by the Local Planning Authority. Such approved measures shall be implemented before first use of the new buildings granted and so retained.
- 9 Prior to the commencement of development, a planting and planting management plan for the north east boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Such plan shall include details of any additional planting together with management measures for planning along the north east boundary of the site. Any additional planting specified in the approved plan shall be carried out in the first planting season following the commencement of the development and be retained. Any trees or plants which within a period of five years from the first use 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. Planting and management of planting shall be carried out in accordance with the approved plan.
- 10 Other than the catching and removal of birds, no works shall take place on the site between the hours of 22:00 and 07:00.
- 11 Vehicles used to remove waste from the site shall be restricted to maximum capacity of 16 tonne. Records of the vehicles used to remove waste from the site to include number, date, tonnage (capacity) and destination shall be kept and made available to the Local Planning Authority upon request.

#### 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 appropriate measures are taken to manage surface water in accordance with Policies DM2, DM7 and DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure an appropriate access to and from the site for use by heavy goods vehicles, in accordance with Policies COR9 of the Mid Devon Core Strategy (Local Plan Part 1), DM6 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To ensure the development will not result in unacceptable harm to the amenities of the area, trees hedges, watercourses or wildlife in accordance with Policies DM4, DM7 and DM22 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the development will not result in unacceptable harm to protected species in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and habitat regulations.
- 7 To safeguard the amenities of the neighbouring occupiers in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 8 To safeguard the amenities of the neighbouring occupiers in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the amenities of the neighbouring occupiers in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 10 To safeguard the amenities of the neighbouring occupiers in accordance with Polic DM2 of the Local Plan Part 3 (Development Management Policies).
- 11 To safeguard the amenities of the local area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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

The proposed development comprising 3 replacement poultry sheds, attenuation tank and associated development is considered to be without significant detrimental impacts upon the living conditions of local residents. The application provides sufficient information to determine the environmental impact upon the Culm SAC and designated SSSI sites. It is concluded that the development will not have any additional visual impact on the surrounding area. There will be no increase in traffic generation as a result of the replacement of 4 existing poultry buildings with 3 new buildings and slightly less chicken will be reared in the buildings than currently possible. The replacement modern buildings will be an improvement to the current buildings that are 40 + years old and in need of significant improvement to meet modern standards. Chicken waste will be disposed of to a nearby AD plant and this is acceptable. Waste water will be collected and disposed of in accordance with regulations. A suitable surface water strategy can be devised for the site. The application is considered to comply with Policies COR1, COR2, COR5, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM3, DM4, DM7, DM8, DM22 and DM30 of the Local Plan Part 3 (Development Management Policies). Planning Permission is recommended subject to conditions.

**Reasons**

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

15/01871/FULL	1 Aspen Way Tiverton Devon EX16 6UJ	Erection of a two storey extension	PERMIT	COMM	11/03/2016
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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 is considered to have an acceptable impact on adjacent properties and to be in keeping with the character of the area in accordance with Policies DM2 and DM3 of the Local Plan Part 3 (Development Management Policies) and 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. 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
15/01878/FULL	Land at NGR 310232 115008 Greenlands Culmstock Devon	Change of use of agricultural land to domestic garden with additional works; erection of timber garage/store with 1st floor level	PERMIT	DEL	09/03/2016

#### 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 The building shall not be brought into its permitted use until the boundary treatments indicated on the submitted block plan have been provided. Once provided, such boundary treatments shall be permanently retained.
- 4 The building hereby permitted shall be used for private domestic storage/workshop only, incidental to the use of Greenlands as single private dwellinghouse, and shall not be sold, let or otherwise used for any commercial or other 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 To safeguard the character and appearance of the area and delineate the land changing use, in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).
- 4 The existing access is not suitable for commercial uses and in the interests of the amenities of the residents of Greenlands, in accordance with policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The current proposal is acceptable in that, although large, the building is considered to be appropriately scaled and designed for its use and location as a domestic storage building/workshop and, subject to additional planting, is not to have an unacceptable impact on the character and appearance of the area. The change of use of the additional land is logical in order to improve the facilities of the dwelling and is not considered to materially affect the continuing agricultural use of the adjacent field. The site is some distance from other dwellings and the proposal is not considered to lead to any material loss of privacy or amenity for neighbouring residents. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM2 and DM13 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 negotiation and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01945/FULL	Heamoor Lodge Cheriton Bishop Exeter Devon EX6 6HF	Variation of condition 5 of planning permission 06/00464/FULL	PERMIT	DEL	11/03/2016

#### 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 not be carried out otherwise than in conformity with the details shown on the approved plans and contained in the form of application and in any other documents accompanying such application or contained in any approved amending document.
- 3 The area allocated for parking on the submitted plans approved under Local Planning Authority ref: 06/00464/FULL shall not be used other than for the parking of vehicles in connection with the development hereby permitted.
- 4 The occupation of the building shall be restricted to use as holiday accommodation for individual periods not exceeding 4 weeks between the 1st April and 30th September of each year and/or for the occupation of the building on a longer terms basis for upto 6 calendar months between 1st October and the 31st March in the following year. A register of all tenants shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times.

#### 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 to ensure that the proposed development is carried out as approved.
- 3 To ensure adequate on-site parking facilities are provided for vehicles attracted to the development in accordance with Policy DM8 of Local Plan Part 3 (Development Management Policies).
- 4 The accommodation to be provided is unsuitable for use as a permanent dwelling because of its location and surrounding context in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM15 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The site is situated within the countryside, where Development Plan policy provides that residential development should be strictly controlled, and only provided for where it is consistent with the policies and proposals set out in the Plan. In this instance the building has been converted to a dwelling with occupancy restrictions restricted by condition to only allow for holiday lets. The building is not redundant and therefore the provisions of the National Planning Policy Framework and Policy DM11 of Local Plan Part 3 (Development Plan Policies) in relation to the conversion of redundant buildings do not apply. However, the applicant has submitted evidence which demonstrates that the unit appears to be visible as a holiday let during the summer months (April-Sept) and less viable in the off season (October-March). On this basis the application has agreed a variation to condition 5 pursuant to Local Planning Authority ref: 06/00464/FULL (now condition 3) which provides more flexibility in terms of how it is occupied in the off season. On this basis the variation in terms of how the property is occupied remains in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM24 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 the application being determined positively in a timescale agreed with the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.



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
15/01993/TPO	Footpath Rear of 3 & 4 Aspen Way Willand Devon	Application to carry out works to 2 Oak trees protected by Tree Preservation Order 02/00005/TPO	PERMIT	COMM	10/03/2016

#### 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) Prune 2 x Oak trees back to the boundary of the applicants and neighbouring property, a 2-3m partial crown reduction.

#### 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 trees to the local character and amenity whilst enabling such works as are required to manage the trees and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

#### Reasons

The two Oak trees subject to this application are not individually special specimens and are subject to a group Tree Preservation Order. The trees have a low amenity value and have potential to cause damage to the neighbouring property. The proposed works are considered to be sufficiently justified.

15/01994/FULL	Land at NGR 269824 104236 Lower Newton Farm Zeal Monachorum Devon	Erection of a covered slurry store (760 sq. m)	PERCON	COMM	11/03/2016
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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 external lighting shall be provided within the site without details of the lighting having first been submitted to and agreed in writing by the Local Planning Authority. Thereafter there shall be no other external illumination/lighting other than that set out within the approved external lighting scheme.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 Prior to commencement of any part of the site shall have been submitted to and approved in writing a Traffic Management Plan (TMP) and shall included: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure; (d) hours during which delivery and construction traffic will travel to and from the site; (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes; (h) hours during which no construction traffic will be present at the site; (i) the means of enclosure of the site during construction works; and (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k) details of wheel washing facilities and obligations (l) The proposed route of all construction traffic exceeding 7.5 tonnes. (m) Details of the amount and location of construction worker parking. (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work; (o) Waste management including Slurry spreading (p) details of the access and temporary hall roads have been submitted and approved works shall take place in accordance with the approved details.
- 5 Prior to first operational use of the building hereby approved, the applicants shall submit details to the Local Planning Authority of proposed environmental enhancement/biodiversity measures to be carried out within the site, and to include provision of bird and owl boxes, for its agreement in writing. Thereafter such measures shall be implemented within an agreed timescale and so retained.
- 6 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. All planting, seeding, turfing or earth reprofiling comprised shall in in accordance with the approved details of landscaping and shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and so retained. 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.

#### 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 rural character of the area and to prevent light pollution having regard to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1)and Policies DM2 ,DM22 and DM29 of the Local Plan Part 3 (Development Management Policies).
- 4 In the interests of highway safety and to ensure that adequate facilities are available for the traffic attracted to the site during construction works having regard to Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.
- 5 In the interests of conserving and enhancing the biodiversity of the site through appropriate habitat creation having regard to Policy DM29 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM22 and DM29 of the Local Plan Part 3 (Development Management Policies).

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

The application scheme is for the erection of a covered slurry storage building and has been submitted in conjunction with an application for the erection of a dairy parlour, cubicle and covered feed building under LPA ref: 15/01996/MFUL. This location of the development complex (as now revised) will result in a modest new dairy farm enterprise that will be capable of being accommodated within a complex of purpose built buildings (modern in appearance yet traditional in style), will be of benefit to the local rural economy without resulting in any demonstrable harm to landscape character and visual amenity, highway safety or the environment. The development is considered reasonably necessary to support farming activity on the holding. Furthermore, the proposed building, in conjunction with the proposed dairy parlour, cubicle and feed building, by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of local residents. As such the proposal, subject to conditions, is considered acceptable and to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM4, DM6, DM7, DM22, DM27 and DM29 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included completing the assessment of the application and issuing the decision notice in a timely fashion to accord with the assessment of planning application 15/01996/MFUL. 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.

15/01996/MFUL	Land at NGR 269824 104236 (SW of Lower Newton Farm) Zeal Monachorum Devon	Erection of parlour, cubicle and covered feed building (1876sqm)	PERCON	COMM	11/03/2016
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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 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. All planting, seeding, turfing or earth reprofiling comprised shall be in accordance with the approved details of landscaping and shall be carried out within 9 months of the substantial completion of the development, (or phase thereof) and so retained. 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.
- 4 No external lighting shall be provided within the site without details of the lighting having first been submitted to and agreed in writing by the Local Planning Authority. Thereafter there shall be no other external illumination/lighting other than that set out within the approved external lighting scheme.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 5 Prior to commencement of any part of the site, a Traffic Management Plan (TMP) shall have been submitted to and approved in writing and shall include: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure; (d) hours during which delivery and construction traffic will travel to and from the site; (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes. (h) hours during which no construction traffic will be present at the site; (i) the means of enclosure of the site during construction works; and (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k) details of wheel washing facilities and obligations (l) The proposed route of all construction traffic exceeding 7.5 tonnes. (m) Details of the amount and location of construction worker parking. (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work; (o) Waste management including Slurry spreading (p) details of the access and temporary hall roads have been submitted and approved Works shall take place in accordance with the approved details.
- 6 No other part of the development hereby approved shall be commenced until the a) access b) parking facilities c) commercial vehicle loading/unloading area d) visibility splays e) turning area f) access drive g) and access drainage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and shall thereafter be retained for that purpose at all times.
- 7 Prior to the development being brought into first use, details of off-site highway works for the provision of improved junction and access visibilities, improved passing opportunities, shall be submitted to and approved in writing by the Local Planning Authority and have been constructed in accordance with the agreed details and made available for use.
- 8 Not less than two months prior to a cessation in the use of the umbilical pipe arrangement for the spreading of waste in favour of off-site spreading, a revised and updated Farm Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Waste Management shall subsequently be implemented and so retained in accordance with the approved details and agreed timetable.
- 9 Prior to first operational use of the building hereby approved, the applicants shall submit details to the Local Planning Authority of proposed environmental enhancement/biodiversity measures to be carried out within the site, and to include provision of bird and owl boxes, for its agreement in writing. Thereafter such measures shall be implemented within an agreed timescale and so retained.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the rural character of the area and to prevent light pollution having regard to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM22 and DM29 of the Local Plan Part 3 (Development Management Policies).
- 5 In the interests of highway safety and to ensure that adequate facilities are available for the traffic attracted to the site during construction works having regard to Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.
- 6 To ensure that adequate facilities are available for the traffic attracted to the site having regard to Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.
- 7 To minimise the impact of the development on the general amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 8 To prevent pollution to the water environment and also to minimise the impact of the development on the highway network in accordance with Paragraph 32 of the National Planning Policy Framework.
- 9 In the interests of conserving and enhancing the biodiversity of the site through appropriate habitat creation having regard to Policy DM29 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

**Reasons**

The application scheme is for the erection of a dairy parlour, cubicle and covered feed building, and has been submitted in conjunction with an application for a covered slurry store under Local Planning Authority ref: 15/01994/FULL. This location of the development complex (as now revised) will result in a modest new dairy farm enterprise that will be capable of being accommodated within a complex of purpose built buildings (modern in appearance in appearance yet traditional in style), will be of benefit to the local rural economy without resulting in any demonstrable harm to landscape character and visual amenity, highway safety or the environment. The development is considered reasonably necessary to support farming activity on the farm. Furthermore the proposed buildings, in conjunction with the proposed covered slurry store building separately proposed, by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of local residents. As such the proposal, subject to the conditions as recommended, is considered acceptable and in compliance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM4, DM6, DM7, DM22, DM27 and DM29 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

**Reasons**

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

<b>16/00038/FULL</b>	Watton Farm Halberton Tiverton Devon EX16 7AN	Erection of a slurry store cover	PERMIT	DEL	10/03/2016
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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 slurry store cover is considered acceptable. The proposed development will operate with existing agricultural buildings of a similar siting, layout and scale on the site. The development not considered to have an adverse impact on the environment, local community or local road network. Given this assessment the application is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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

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

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16/00048/FULL	Land and Buildings at NGR 304224 112474 Pitt Farm Muxbeare Lane Willand Devon	Erection of an agricultural storage building	PERMIT	DEL	11/03/2016
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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**

Proposed is an agricultural storage building at Pitt Farm, Willand. The overall design and scale of the building is acceptable given its context, the building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 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 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
16/00052/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

#### 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.

16/00060/FULL	Land at NGR 304549 114427(Jersey Farm) Westleigh Devon	Erection of a livestock building	PERMIT	DEL	07/03/2016
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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 On the building becoming redundant for agricultural use, it shall be demolished and all resultant materials removed from site within 3 years of redundancy.
- 4 No part of the development hereby approved shall be brought into its intended use until the waste management dirty water tank detailed in the submitted waste management system report has been installed and is functional for the proposed use of the site. Once provided, such facility shall be retained and maintained for that purpose at all times. All waste generated by the operation of the site shall be dealt with in accordance with the submitted waste management system report.
- 5 The floor of the building shall be retained as natural ground and no hard core or impervious surface(s) are to be laid within the building or the application site.



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 The site is in the open countryside remote from the main farmstead, where policies permit the provision of agricultural buildings. However, should such a need cease, its removal would protect visual amenity and appearance of the locality against unnecessary development in the open countryside, in accordance with policy COR18 of the Mid Devon Core Strategy (Local Plan 1).
- 4 To ensure that adequate facilities are available for the disposal of waste from the site in accordance with policy DM22 of the Local Plan part 3 (Development Management Policies).
- 5 To safeguard the flood zone area and to ensure there is minimal displacement of any flood waters due to the newly constructed building in accordance with policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).

**Reasons**

The proposed new livestock (duck) building by virtue of its scale, massing, and design is not considered to harm the surroundings in the short term. The proposed will be seen in context of the original building and will have only marginal impact on flood zone 2. As such the proposal is considered to comply with policies DM2, DM22 of Adopted Mid Devon Local Plan Part 3 (LDF) and the National Planning Policy Framework.

**Reasons**

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

<b>16/00061/PNCOU</b>	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**

- 1 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.

<b>16/00063/HOUSE</b>	West View Hockworthy Devon TA21 ONH	Erection of first floor extension to front and single garage	PERMIT	DEL	09/03/2016
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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.

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

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

**Reasons**

The current proposal is acceptable in that the proposed extension has been designed to be in keeping with the existing dwelling, using matching materials and is not considered to have a material impact on the privacy or amenity of neighbouring occupants. The development of the proposed garage is considered to be reasonable and not to adversely affect the street scene. There is room to the front of the proposed garage for the parking of cars. There are gardens to the side and rear and the addition of a single garage of limited height in this location is not considered to have an unacceptable effect on the living conditions of nearby residents. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1) and DM2, DM8 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.

16/00074/HOUSE	Postwood Gardens Kentisbeare Cullompton Devon EX15 2BS	Erection of an extension	PERMIT	DEL	04/03/2016
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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 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.

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 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.

16/00075/FULL	Land and Buildings at NGR 310216 115188 (Stonewalls) Culmstock Devon	Conversion of barn to dwelling and the provision of an outbuilding/garage	PERCON	DEL	10/03/2016
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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 Prior to its first use on the building, details and a sample of the proposed roofing material shall be submitted to and approved in writing by the Local Planning Authority, the approved material shall be so used and retained thereafter.
- 4 No development/works shall begin until working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 5 No installation works for any venting, pipework or rainwater goods shall begin until details of any venting and pipe work, including rainwater goods have been submitted to, and approved in writing by, the Local Planning Authority. Such venting, pipework and rainwater goods shall be installed in accordance with these approved details, and shall be so retained.
- 6 The works shall be carried out in accordance with the schedule of works contained in section 7 of the submitted structural report dated December 2015 and received by the Local Planning Authority on the 13th of January 2016.
- 7 The external surfaces of the building shall be retained as existing and where necessary repaired and/or renewed with materials that match the colour, texture and external appearance of the section of the existing building being repaired and/or renewed.
- 8 Prior to the first occupation of the development hereby approved, or part thereof, a landscaping scheme, including details of any changes proposed in existing ground levels shall be submitted to and approved in writing by the Local Planning Authority. 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, 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.
- 9 The development hereby permitted shall be carried out at all times strictly in accordance with the Mitigation Measures set out in Appendix 4 of the Ecological Survey Report version 001 dated 06.10.15 submitted by Acorn Ecology Ltd.
- 10 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (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 relating to the enlargement of the dwellinghouses, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

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/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM11 and DM29 of Mid Devon Local Plan part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11, DM29
- 5 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11, DM29
- 6 To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building, in accordance with DM11 of Mid Devon Local Plan part 3 (Development Management Policies).
- 7 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11, DM29
- 8 To ensure the development makes a positive contribution to the character and amenity of the area in accordance with COR2 of Mid Devon Core Strategy (Local Plan part 1) and DM2, DM11 and DM29 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To ensure that the habitats of protected species are not demonstrably harmed as a result of the proposed development.
- 10 To safeguard the visual amenities of the area and the character and appearance of the building in accordance with COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM11 and DM29 of Mid Devon Local Plan part 3 (Development Management Policies).

**Reasons**

The proposed conversion of the barn at Stonewalls, Culmstock, is considered to be the appropriate conversion of a substantial rural building that positively contribute towards the area's rural character. The dwelling to be provided has a suitable existing access, the conversion works can be accommodated without significant alteration, extension or rebuilding, the design will retain and enhance the buildings rural character and the development will retain the nature conservation interests on the site. As such, it is considered that the proposed development is in accordance with policies DM2, DM8, DM11, DM14, DM27 and DM29 of the Local Plan Part 3 (Development Management Policies), COR2 of the Mid Devon Core Strategy (Local Plan part 1) 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00090/TPO	The Glades Old Road Tiverton Devon	Application to carry out works to one Douglas Fir and one Beech tree protected by Tree Preservation Order 96/00008/TPO	PERMIT	DEL	09/03/2016

#### 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 Mature Beech tree (T2) to ground level. (b) Light reduction to Douglas Fir (T1) to reduce extended limbs by 1-2m
- 4 The tree that is to be removed shall be replaced by Fagus sylvatica specified as 10-12 girth supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. The tree shall be planted within 3 metres of the location of the felled tree, or other such size, species and location or period as may be agreed in writing by the Local Planning Authority. The replacement tree shall be planted within the following planting season, and shall be replaced in accordance with the above specification should the replacement tree be damaged, uprooted, destroyed or die.

#### 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 trees 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.
- 4 In the interests of replacing the amenity lost by the removal of the tree.

#### Reasons

The works proposed to carry out works to one Douglas Fir and one Beech tree protected by Tree Preservation Order 96/00008/TPO are considered to be sufficiently justified and will preserve the continued contributions of the trees to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best arboricultural practice.

16/00094/FULL	Land and Buildings at NGR 300628 106008 (Colebrook Court) Colebrooke Lane Cullompton Devon	Rebuilding of existing stone wall and widening of vehicular access to improve visibility	PERMIT	DEL	10/03/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 All stone is to laid on its natural bed to match that of the existing wall in style, materials, pointing and mortar and so be retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan part 1) COR2 Adopted Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM27.

**Reasons**

The proposed alteration to the existing wall and entrance, by virtue of its scale, massing, design and location, is not considered to harm the setting of the adjacent listed building, the amenity of the occupiers of another dwelling, or its surroundings. As such the proposal is considered to comply with policies DM2 and DM27 of Adopted Mid Devon 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 pre application 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.

16/00098/FULL	Garages and Forecourt at NGR 295441 112677 St Peter Street Tiverton Devon	Application to demolish 8 garages/stores and partial demolition of block wall to 1440mm, within a Conservation Area	PERMIT	DEL	10/03/2016
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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 works are considered to be justified and to lead to no harm to the heritage assets/conservation area. The proposal is therefore in accordance with the Mid Devon Local Plan part 3 (Development Management Policies) policy DM27 and the National Planning Policy Framework and should be granted consent.

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

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

16/00114/FULL	Milestones (Blundell's Preparatory School) Blundells Road Tiverton Devon EX16 4NA	Installation of replacement windows 1-12 on south elevation	PERMIT	DEL	11/03/2016
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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 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, of the Mid Devon Core Strategy 2007, DM2, DM27 of the Local Plan Part 3 (Development Management Policies), 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 issuing the decision in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00162/CLU	Land and Building at NGR 276183 100034 (Redhill Thatch) Colebrooke Devon	Certificate of Lawfulness for the existing use of access and hardstanding for the parking of vehicles and change of use of land to domestic garden for a period in excess of 10 years	PERMIT	DEL	10/03/2016
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**Conditions**

The Local Planning Authority is satisfied that on the balance of probability the existing use of access and hardstanding for the parking of vehicles and change of use of land to domestic garden has subsisted for a period of not less than ten years, and as such it is immune from enforcement action.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00173/HOUSE	4 Queens Park Shobrooke Crediton Devon EX17 1AS	Erection of a conservatory	PERMIT	DEL	09/03/2016

#### 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 for the erection of a conservatory is considered to be supportable in policy terms. The proposed conservatory will sit to the front of the existing property, however overall the design of the scheme is considered to respect the character, scale, setting and design of the existing dwelling. Given the scale of the proposed conservatory it is not considered that it would result in overdevelopment of the dwelling curtilage. Given the scale of the conservatory and its siting in relation to the neighbouring property it is not considered that it would result in a significant adverse impact to the amenity of occupants of the neighbouring property. The proposed development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, 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 the issuing the decision in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00181/HOUSE	12 Goldfinch Grove Cullompton Devon EX15 1UG	Erection of extension to replace existing conservatory and creation of window in side elevation	PERMIT	DEL	11/03/2016
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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.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The application for the erection of extension to replace existing conservatory and creation of window in side elevation at 12 Goldfinch Grove, Cullompton is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development 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 on 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, COR11 and COR14, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and the National Planning Policy Framework.

**Reasons**

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

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