

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/00830/MOUT	Land at NGR 284242 99827 (Wellparks) Exeter Road Crediton Devon	Outline for the erection of up to 185 dwellings and 1935m2 of employment uses (B1 and B8) together with structural landscaping, sustainable drainage and ancillary open and play space	PERCON	COMM	16/03/2016

## Conditions

- 1 Before development of any phase approved pursuant to Condition 7 is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the building(s), and the landscaping of that phase (hereinafter called the Reserved Matters) shall be submitted to and be approved in writing by the Local Planning Authority.
- 2 Application(s) for approval for 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 latter.
- 4 The detailed drawings required to be submitted by condition 1 shall include the following additional information: (i) Boundary treatments, existing site levels, finished floor levels, long and cross sections through the site indicating the relationship of the proposed development with the existing adjacent Wellparks farm complex of buildings and proposed materials including retaining walls. (ii) An Heritage Asset Setting Protection Statement which statement shall include: - An assessment of the extent of the setting of Downs House (the Heritage Asset) and the impact of the proposed development upon it. - Cross sections to show the relationship between the development and the Heritage Asset. - Development height and finished floor levels in relationship between the development and the Heritage Asset. - Development height and finished floor levels in relation to the Heritage Asset - Hedge retention and/or other measures to protect the setting of the Heritage Asset (iii) An habitat enhancement and mitigation plan for the site. (iv) A footpath from the northern eastern corner of the site to link upto the existing adopted footpath and the existing Link Road overbridge as identified on LDA Drawing: 3509 SK02 November 2014.
- 5 The details of the proposed estate roads, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfalls, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture within each phase shall be approved by the Local Planning Authority before their construction begins and shall then be constructed and laid out in accordance with the details approved by the Local Planning Authority. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
- 6 Prior to commencement of development of any part of the site the Local Planning Authority shall have received and approved a Construction Management Plan (CMP) including: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure; (d) hours during which delivery and construction traffic arrive at and depart 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. (h) the means of enclosure of the site during construction works; and (i) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (j) details of wheel washing facilities and road sweeping obligations together with dust suppression proposals. k) Details of the amount and location of construction worker parking. (l) Photographic evidence of the condition of adjacent public highway prior to commencement of any work; Work shall take place in accordance with the approved details.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		The development hereby approved shall not be carried out otherwise than in accordance with a phasing programme which shall previously have been submitted to and approved by the Local Planning Authority in writing.			
8		No part of the development hereby approved shall be commenced until: A) The access road from the Credition Link Road into the site has been laid out, kerbed, drained and constructed up to base course level for the first 20 metres back from its junction with the public highway B) The ironwork has been set to base course level and the visibility splays required by this permission laid out C) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority			
9		The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out. 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.			
10		Once constructed and provided in accordance with condition 5 above, the carriageway, vehicle turning head, footways and footpaths shall be maintained free of obstruction to allow the free movement of vehicular traffic and pedestrians and the street lighting and nameplates shall be maintained.			
11		Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed.			
12		No development approved by this permission shall commence until details of foul and surface water drainage have been submitted to, and approved in writing, by the Local Planning Authority. The surface water details shall incorporate infiltration measures and utilise the existing surface water attenuation measures to the south of the A377 Exeter Road. No development should be commenced until details regarding the long term maintenance of all the surface water drainage features within the application site have been submitted to and agreed in writing by, the Local Planning Authority. Thereafter maintenance shall be carried out in accordance with the approved details.			
13		Details of the following off-site highway works shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. No occupation of the development shall take place on site until the off-site highway works have been constructed and made available for use: i)The provision of a uncontrolled pedestrian crossing facilities at the junctions of Downshead Lane and Mill St, and the junction of Mill St and East St. ii)The provision of the footway widening to a minimum of 1.8m over the entire frontage of the site along the A377 Exeter Road. iii)The shared footway/cycle route from the north west corner of the development area and Downshead Lane.			

### Reasons

- 1 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.
- 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 enable the Local Planning Authority to consider whether adequate provision is being made for the matters referred to in the condition.
- 5 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 6 To ensure that adequate access and associated facilities are available for the traffic attracted to the site during the construction phases and to assist with managing the impact on the local environment.
- 7 In order to ensure the timely delivery of each aspect of the approved scheme and to ensure the proper development of the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents			
9		To ensure that adequate access and associated facilities are available for the traffic attracted to the site.			
10		To ensure that these highway provisions remain available.			
11		To ensure that the access arrangements are completed within a reasonable time in the interests of safety and the amenity of residents.			
12		To prevent an increase in flooding.			
13		To minimise the impact of the development on the highway network in accordance with policy set out in National Planning Policy Framework.			

### Reasons

The principal of developing the site for a predominantly residential mixed use (to also include employment floorspace) the development scheme is considered to be in accordance with policy and capable of being implemented without adversely affecting the setting of the nearby heritage assets (Downs House and Wells Park farm). In addition the proposed means of access into the site is considered acceptable. Matters relating to architecture and design of all buildings, height, scale and massing of all buildings and site layout issues, including the design of all open space, landscaped areas, drainage infrastructure and parking provision are all reserved for future consideration. The applicant has agreed to enter into a section 106 agreement to cover matters relating to the level and nature of affordable housing to be provided on site, off site highway works, and contributions towards delivering; open space, air quality and education facilities off site. No issues are raised in terms of this application scheme regards drainage, archaeology, flood risk and/or ground contamination, landscape and visual amenities or the impact on protected species/ecology. On this basis the application scheme is considered to meet the requirements of Policies COR1, COR2, COR8, COR9, COR11 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/3, AL/DE/3, AL/IN/3, AL/CRE/1, 7-8 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Policy DM1 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 the completion of the assessment of the planning application and issuing of the decision notice in a timescale agreed by 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.

<b>14/01426/PE</b>	Mid Devon District Council Phoenix House Phoenix Lane Tiverton Devon EX16 6PP	TEST FOR ICT/SYSTEM ADMIN (Please do not delete, contact Development Control System Admin)	AFULL	DEL	16/03/2016
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### Reasons

Because para

### Conditions

Conditions attached to order.

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**Reasons**

Desc of existing desc.

**Reasons**

Desc. of proposed desc.

15/00904/FULL	4 Prispfen House Prispfen Drive Silverton Exeter Devon EX5 4DR	Replacement of existing window with door onto balcony	PERMIT	DEL	18/03/2016
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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 proposed door and door frame hereby approved shall be constructed of timber, and be similar in appearance to the existing fenestration within Prispfen House. Once installed, the door shall be so retained.

**Reasons**

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

**Reasons**

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

15/01366/FULL	Flats 1 & 2 44 Fore Street Cullompton Devon EX15 1LF	Retention of uPVC windows	PERMIT	DEL	17/03/2016
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**Conditions**

- 1 The date of commencement of this development shall be taken as the 22nd January 2016 when the application was registered by the Local Planning Authority.

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**Reasons**

- 1 In order to establish a legal commencement date for the development.

**Reasons**

The retention of UPVC windows at Flats 1 and 2, 44 Fore Street, Cullompton is considered to be acceptable in terms of the design and materials used, and is not considered to cause harm to the Conservation Area within which the site is located, in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan 1), DM2 DM13 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 determining 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.

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15/01742/FULL	26 Culm Lea Cullompton Devon EX15 1NJ	Erection of a conservatory	PERMIT	DEL	14/03/2016
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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 a conservatory at 26 Culm Lea, 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 to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following Policies: COR2 and COR14 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 determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01808/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

### 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.
- 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 planting 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.

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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 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).

### 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01871/FULL	1 Aspen Way Tiverton Devon EX16 6UJ	Erection of a two storey extension	PERMIT	COMM	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 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.

15/01907/FULL	27 High Street Cullompton Devon EX15 1AB	Retention of change of use of one room from a shop to an additional bedroom for a house of multiple occupation	PERMIT	DEL	18/03/2016
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#### Conditions

- 1 The date of commencement of this development shall be taken as the 25th January 2016 when 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.

#### 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.



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**Reasons**

Based on the information submitted and the assessment against the planning policies the loss of the A1 unit, and the likely impact it will have on the shopping area, is not considered to adversely affect the shopping area to such a degree that it is likely to cause a reduction in the vitality and viability of this part of the shopping area. There will be no external change to the building and therefore will not harm the conservation area. The proposal is considered to be in accordance with policies DM16, DM21 and DM27 of the Local Plan Part 3) and the National Planning Policy Framework.

**Reasons**

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

15/01945/FULL	Heamoor Lodge Cheriton Bishop Exeter Devon EX6 6HF	Variation of condition 5 of planning permission 06/00464/FULL	PERMIT	DEL	11/03/2016
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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 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).

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### 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.

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.
- 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 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 haul 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.

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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, turving or earth reprofiling comprised shall 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).

**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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

### 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.
- 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 haul 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.

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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 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).
- 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/02002/FULL	Heathcoat Fabrics West-Exe North Tiverton Devon EX16 5LL	Application for permission for demolition of 2 buildings in a Conservation Area	PERMIT	DEL	14/03/2016

#### Conditions

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

#### Reasons

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

#### Reasons

The proposed works are considered to be justified and to lead to no harm to the heritage assets. 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.

#### Reasons

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

16/00012/HOUSE	Potters Shillingford Tiverton Devon EX16 9BQ	Retention of swimming pool, conservatory, flue pipe, ancillary office extension and related works, and proposed alterations to conservatory roof	PERMIT	DEL	14/03/2016
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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 development for the retention of the swimming pool, conservatory, flue pipe, ancillary office extension and related works, and proposed alterations to conservatory roof require planning permission. The proposed works/development are considered to respect the character, scale, setting and design of the existing dwelling and outbuildings and therefore comply with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 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 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.

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16/00014/LBC	Potters Shillingford Tiverton Devon EX16 9BQ	Listed Building Consent for installation of swimming pool, erection of conservatory and ancillary office extension, insertion of flue pipe, and alterations to conservatory roof	PERMIT	DEL	14/03/2016
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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**

Listed building consent is required for the installation of the swimming pool, erection of conservatory and ancillary office extension, insertion of flue pipe, and alterations to conservatory roof. The proposed works/development are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore comply with Policy DM27 of the Local Plan Part 3: (Development Management Policies).

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00024/HOUSE	St Georges House Morebath Tiverton Devon EX16 9AL	Erection of two-storey extension following demolition of existing extension, and alterations to roof of outbuildings to form first floor accommodation	PERMIT	DEL	17/03/2016

#### 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 outbuilding shall be used only for ancillary activities to the existing dwelling on the site (currently known as St. Georges House), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application (in respect of the outbuilding) has been submitted and determined on the basis of ancillary accommodation and not as a separate dwellinghouse.

#### Reasons

The proposed two storey extension, alterations to single storey extension and alterations to the outbuilding by virtue of their scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Local Plan Part 3 (Development Management Policies) DM2, DM13 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 emails/correspondence with applicant/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.

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.



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**

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.

16/00065/LBC	1 Newcourt Road Silverton Exeter Devon EX5 4HR	Listed Building Consent for replacement front door	PERMIT	DEL	16/03/2016
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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. The proposal is therefore in accordance with 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
16/00080/LBC	52 St Andrew Street Tiverton Devon EX16 6PL	Listed Building Consent for internal and external alterations	PERCON	DEL	14/03/2016

#### Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Further details (design, finish, sections, mouldings and profiles) of the approved windows and doors shall be submitted to and approved in writing by the local planning authority.

#### Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure designs and details appropriate to the listed building and to ensure that the special interest and visual appearance of the listed building is protected in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed works are considered to be justified and will not harm to the heritage asset. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 policy DM27 and the National Planning Policy Framework and should be granted consent.

16/00085/FULL	Land and Buildings at NGR 286505 104927 (Dovers Linhay) Cheriton Fitzpaine Devon	Construction of a driveway and installation of bio treatment plant and drainage connections	PERMIT	DEL	16/03/2016
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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 works by virtue of their scale, massing, design and location are not considered to harm the amenity of the surrounding landscape or lead to any other demonstrate environmental harm to a degree so as to merit refusal of the application. No other neighbouring properties are affected. The proposal is considered to comply with COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), and DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).

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 pre application discussion and a site visit on 19th January 2016. 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>16/00095/LBC</b>	Flat 4 19 St Peter Street Tiverton Devon EX16 6NW	Listed Building Consent for installation of 3 replacement windows and rebuilding of arch above window on East elevation	PERMIT	DEL	14/03/2016
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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.
- 3 The mortar used for the rebuilding of the brick arch shall be lime putty or hydraulic lime with sand colour to match the original. The pointing shall be brushed back to behind the face of the bricks to create a matching appearance to the surrounding original brickwork.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the works are suitable and match the rest of the extension to the listed building and are therefore create an appropriate visual effect in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed works are considered to be justified and will improve the appearance of the heritage asset. 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.

<b>16/00096/HOUSE</b>	Reeve Castle Bow Crediton Devon EX17 6LB	Erection of extension and railings following removal of conservatory and railings	PERMIT	DEL	17/03/2016
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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 proposed development comprising a new extension to accommodate a conservatory and railing arrangement (following demolition of the existing and railings) is considered supportable in policy terms. The overall design concept, in terms of scale and massing is considered sympathetic in relation to the main house and the proposed use of a simplified Gothic pattern of window and other detailing will help to enhance the overall historic setting and architectural features of the main listed building. There will be no adverse landscape or other environmental impacts as a result of this development. In addition, there will no loss of privacy or amenity for any neighbouring occupants. The development is considered to sufficiently comply with policies COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM13 and DM27 of Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre application discussion and a site visit on 19th January 2016. 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>16/00099/LBC</b>	Reeve Castle Bow Crediton Devon EX17 6LB	Listed Building Consent for the erection of extension and railings following removal of conservatory and railings	PERMIT	DEL	17/03/2016
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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**

Listed building consent is required for the removal of the new conservatory and railings and for the erection of the new extension and new railings/balustrading. The proposed works/development are not considered to detract from the character, appearance or historic interest of the Listed Building and/or result in the loss of valuable historic fabric and therefore comply with policy DM27 of Local Plan Part 3 (Development Management Policies) and guidance in national Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

#### 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.

16/00115/TPO	6 Blenheim Court Willand Cullompton Devon EX15 2TE	Application to reduce crown by 1.5 metres and remove two branches of 1 Oak tree protected by Tree Preservation Order 97/00008/TPO	SPLIT	DEL	14/03/2016
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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) Reduction of up to 2 metres of the lowest limbs to the north west of the crown over the garden shed. b) Pruned to natural growth points.

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

Parts of the proposed works are considered to be sufficiently justified. The removal of/reduction up to 2 metres of the lowest limbs to the north west of the crown over the garden can be, pruned to natural growth points.

**Reasons**

- 1 It is considered that the proposed works to crown reduce the Oak tree will have a negative impact on this area of the village and the proposal is considered not to be required at this time. The tree is in good health with a high amenity level. The application fails to provide any substantial arboricultural or other reason to undertake this work to the tree.

16/00117/FULL	Land at NGR 295591 124546 Moor Farm Morebath Devon	Erection of an agricultural building for livestock and feedstuff storage (Revised scheme)	PERMIT	DEL	15/03/2016
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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 agricultural livestock building, by virtue of its scale, design and location, is not considered to harm the amenity of the occupiers of the nearby dwellings, or the character and appearance of the surrounding area. The proposal is unlikely to cause any significantly adverse impacts on the environment, or have an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies 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 and part 7 of the National Planning Policy Framework.

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

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

16/00118/FULL	Lambarene Thorverton Exeter EX5 5NA	Erection of dwelling following demolition of bungalow	PERMIT	DEL	16/03/2016
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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 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, relating to the extension and alteration of the dwelling, extensions or alterations to its roof, the insertion of windows and/or roof lights, and the provision of outbuildings, shall be undertaken within the dwellings curtilage without the Local Planning Authority first granting planning permission.
- 4 The roadside hedgerow indicated on the site and roof plan 1:200 (drawing number 01/P/15) shall be permanently retained on the site as part of the development.

**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 visual amenities of the area and amenities of neighbouring dwellings in accordance with Policy DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 4 In the interest of the visual amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed dwelling is considered to be an acceptable design and location in accordance with the policy requirements of COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and Policies DM2, DM12 and DM14 of the Local Plan Part 3 (Development Management Policies). The dwelling provides accommodation in accordance with the size requirements of the DCLG technical guidance. The proposed dwelling provides an adequate level of parking and minor improvements to the existing access, in accordance with Policy DM8 of Local Plan Part 3. There will be limited impact on the neighbouring residential property, and Policies DM2 and DM14 are satisfied in this regard. The proposal is considered to be in accordance with relevant planning policies and is therefore granted.

**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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00123/FULL	Land and Building at NGR 291513 106233 Merryfield Hayes Cadeleigh Devon	Erection of a general purpose agricultural building	PERMIT	DEL	14/03/2016

**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 agricultural storage building by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings, and is deemed to be reasonably necessary for the purpose of agriculture. 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 the National Planning Policy Framework.

**Reasons**

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

16/00125/HOUSE	Post Cottage Clayhanger Tiverton Devon EX16 7NY	Erection of single storey rear extension after demolition of existing lean-to extension and raising of small part of main roof	PERMIT	DEL	16/03/2016
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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.
- 1 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 extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Local Plan 3 (Development Management Policies) DM8 and DM13 and Guidance within the National Planning Policy Framework.

**Reasons**

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

16/00130/FULL	1 Cedar Court Lowman Way Tiverton Business Park Tiverton Devon EX16 6GT	Change of use of ground floor office (Use Class B1a) to showroom (Use Class A1)	PERMIT	DEL	17/03/2016
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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 ground floor of 1 Cedar Court shall be used as a showroom only and for no other purpose within Use Class A1 unless planning permission has first been granted.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to control the use of the premises which forms part of a wider B1 (Business) development where an increase in the number of retail units could be contrary to policy DM21 Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed change of use by virtue of its scale, and location is not considered to harm the amenity of Tiverton Business Park, the future amenities and services of the property or its surroundings. As such the proposal is considered to comply with policies COR2 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), DM1 and DM2 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 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
16/00133/FULL	Old School House Blackborough Cullompton Devon EX15 2HH	Erection of single storey side extension following removal of conservatory	PERMIT	DEL	17/03/2016

#### 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 A hedge in the position shown on the plan on page 15 of the submitted Design and Access Statement shall be retained and maintained at a height of no less than 3 metres above the adjacent road level, as referenced in paragraph 6.4 of the submitted Design and Access statement.

#### 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 amenities of the area in accordance with policies DM2 and DM29 of the Local Plan part 3 (Development Management Policies).

#### Reasons

The proposed single storey side extension following removal of conservatory is considered to be acceptable in principle. The proposed development is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in overdevelopment 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) DM1, DM2, DM13 and DM29 and Government advice in the National Planning Policy Framework.

#### Reasons

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

16/00139/HOUSE	6 Clarke Close Uffculme Cullompton Devon EX15 3XX	Erection of conservatory	PERMIT	DEL	17/03/2016
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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 application for the erection of a conservatory at 6 Clarke Close, Uffculme 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 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.

**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>16/00141/PNCOU</b>	Mid-Devon Fulfilling Lives 2 Bank Place Chambers Market Street Crediton Devon EX17 2AJ	Prior Notification for the change of use of office (Use Class B1) to 2 flats (Use Class C3) under Class O	APA	DEL	16/03/2016
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**Reasons**

The proposed change of use into 2 dwellings is considered to meet with the requirements of Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015.

<b>16/00158/PNCOU</b>	Land at NGR 305811 116156 (Track Opp. Ebear Farm) Westleigh Devon	Prior notification for the change of use of agricultural building to dwelling under class Q	APA	DEL	14/03/2016
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**Reasons**

The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00163/CLP	114 & 115 St Andrews Estate Cullompton Devon EX15 1HZ	Certificate of lawfulness for the proposed conversion of 2 dwellings to form 1 dwelling	PERMIT	DEL	18/03/2016

#### Conditions

- 1 In the opinion of the Local Planning Authority, no material change of use would take place in the conversion of two flats to one dwelling; the use class would be the same and physical alterations would be limited to the removal of an internal hallway separating the two flats.

16/00165/HOUSE	15 Hawthorne Road Tiverton Devon EX16 6HD	Erection of two-storey rear extension and single storey side extension	PERMIT	DEL	17/03/2016
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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 a 2 storey rear extension and single storey side extension at 15 Hawthorne Road, Tiverton 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 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 COR13, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

#### 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 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.

16/00189/HOUSE	Uplowman House Uplowman Devon EX16 7DR	Installation of a swimming pool in walled garden following removal of existing swimming pool	PERCON	DEL	18/03/2016
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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 details/samples of the materials to be used on the proposed wall and the stone paving slabs have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and 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 character and appearance of the listed building in accordance with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surrounding. The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 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 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>16/00191/LBC</b>	Heathcoat Fabrics West-Exe North Tiverton Devon EX16 5LL	Listed Building Consent for demolition of 2 buildings	PERMIT	DEL	16/03/2016
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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.
- 3 Notwithstanding the approved details, the mortar mix proposed for repointing is not approved. A mortar/repointing mix using lime putty or hydraulic lime shall be submitted to and approved in writing by the Local Planning Authority and none other shall be used.
- 4 In order to ensure that the harm caused to the listed building by removing the render is minimised, a sample panel of 1-2 metres sq shall have the render removed and then be checked by the conservation officer to agree techniques and materials, prior to the rest of the render being removed.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that appropriated materials are used on the listed building to preserve its special interest and to prevent damage (physical or visual), as per Mid Devon Local Plan Part 3 (Development Management Policies) DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 To ensure that damage to the listed building is minimised and the special interest of the building is protected as per Mid Devon Local Plan Part 3 (Development Management Policies) DM27.

**Reasons**

The proposed works are considered to be justified and to lead to no harm to the heritage assets. The proposal is therefore in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 and the National Planning Policy Framework and should be granted consent.

<b>16/00194/HOUSE</b>	Copperhaven 3 St George's Well Cullompton Devon EX15 1AS	Formation of access and provision of hardstanding for the parking of vehicles	PERCON	DEL	14/03/2016
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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 hard landscaping works in the areas shown on the approved plan(s) shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use and shall be so retained.
- 4 Prior to the development being brought into use, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway, in accordance with details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority.
- 5 Prior to the development being brought into use, visibility splays shall be provided, laid out and maintained for that purpose at the site access where there shall be no obstruction greater than 600mm above the drive surface over an area 2.4 metres back from the edge of the carriageway measured along the centre line of the access, and extending parallel over the entire site frontage.
- 6 Prior to the development being brought into use, the access shall be hardened, surfaced and drained for a distance of not less than 6.0m metres back from its junction with the public highway, and shall be maintained as such 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 the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and to avoid any potential excess surface water drainage issues in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2.
- 4 In the interest of public safety and to prevent damage to the highway in accordance with the National Planning Policy Framework.
- 5 To provide adequate visibility from and of emerging vehicles in accordance with DM2 of the Mid Devon Local Plan part 2 (Development Management Policies).
- 6 To prevent mud and other debris being carried onto the public highway in accordance with the National Planning Policy Framework.

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

The proposal is for the formation of access and provision of hardstanding for the parking of vehicles at Copperhaven, 3 St George's Well, Cullompton. It is considered that the application scheme will neither cause harm to existing highway safety nor will it adversely affect the visual amenities of the wider street scene. It is also not considered that the proposals will affect the living conditions of occupants of neighbouring properties. As such the proposal is considered to be accordance with policies COR1, COR2, COR9, COR14 of the Local Plan part 1 (Core Strategy), policies DM1, DM2 and DM8 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 determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>16/00205/FULL</b>	Land and Buildings at NGR 305452 109703 (Home Farm) Bradfield Willand Devon	Erection of extension to existing agricultural storage shed	PERMIT	DEL	17/03/2016
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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 erection of extension to existing agricultural storage shed is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan part 1) DM1, DM2 and DM22 of the Local Plan part 3 and the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
<b>16/00214/CLP</b>	74 Belmont Road Tiverton Devon EX16 6EQ	Certificate of Lawfulness for installation of dormer windows and rooflights to form additional living accommodation in existing loft space	PERMIT	DEL	15/03/2016

**Conditions**

The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Classes B, C and G of The Town and Country Planning (General Permitted Development) (England) Order 2015. Planning Permission is not required.

<b>16/00245/TPO</b>	3 Portway Gardens Willand Old Village Willand Cullompton Devon EX15 2SE	Application to reduce northern leader by 3m, reduce northern side of tree by 1.5m and crown raise to give 3m clearance above ground of 1 Cedar tree protected by Tree Preservation Order 08/00003/TPO	REFUSE	DEL	17/03/2016
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**Reasons**

- 1 The proposed pruning works to the tree are not arboriculturally justified and are considered to be detrimental to the amenity value of the tree.