

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01927/FULL	Car Park St Andrews Road Cullompton Devon	Retention of 1 Automatic Number Plate Recognition Camera on top of a 5m high post	PERMIT	DEL	23/03/2016

Conditions

- 1 The date of commencement of this development shall be taken as the 2nd of February 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.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The retention of 1 Automatic Number Plate Recognition Camera on top of a 5m high post, at the Car Park, St Andrews Road, Cullompton is not considered to have a material detrimental impact on the visual amenities of the area. As such, the proposal is considered to be in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 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 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.

16/00070/HOUSE	The Linhay Coleford Crediton Devon EX17 5BZ	Erection of extension (Revised scheme)	PERCON	DEL	21/03/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the commencement of works on site, samples of the roof glazing bars and profiles of the window frames and samples of the horizontal edging to the roof shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building. Such approved details 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 DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme for the erection of extension is supportable in policy terms. The design is considered to be in compatible with the character of the existing dwelling and would present as a subservient addition. There are no concerns regarding over development of the dwelling curtilage. The proposal would not affect the relationship with the neighbouring properties and it is considered that the proposed scheme would not result in a significant adverse impact to the living conditions of occupants of neighbouring properties. It is not considered that the proposal would harm the character, appearance or setting of the listed building and/or the character and appearance of the conservation area. Overall the application scheme is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 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.

16/00071/LBC	The Linhay Coleford Crediton Devon EX17 5BZ	Listed Building Consent for erection of extension (Revised scheme)	PERMIT	DEL	21/03/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed erection of an extension is considered to be supportable in policy terms as the works are not considered to harm the character, appearance and/or setting of this curtilage listed building or the adjoining listed building. The proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

16/00107/FULL	30 Canal Hill Tiverton Devon EX16 4HX	Erection of a 3 bed dwelling with car port	PERCON	DEL	23/03/2016
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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 take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples and be so retained.
- 4 No development in respect of the erection of the dwelling and its access, including any site clearance, shall begin until an Arboricultural Method Statement and Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to before and during construction of the approved development.
- 5 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 in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
- 6 No part of the development hereby permitted shall begin until the visibility splays, access, parking and turning areas shown on drawing number SOLOTF/YEO/05 have been constructed in accordance with the approved plan (SOLOTF/YEO/05). Following their provision, such approved visibility splays, accesses, parking and turning areas shall be permanently so retained.
- 7 The external finishes of the reinstated wall for the proposed realignment of the access hereby permitted shall re-use or utilise similar matching material, colour, style, bonding and texture of those of the existing wall and 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 appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan 1) and Policies DM2, DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).			
6		In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).			
7		To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy COR2 of Mid Devon Core Strategy (Local Plan 1) and Policies DM2, DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal is acceptable in that the site is within the Tiverton settlement boundary where the principle of residential development is accepted. The design of the dwelling would not be out of keeping with other developments within the area. Whilst the roof will be visible from the southern end of the canal, it would not appear incongruous given the residential nature of the surrounding area. The proposed access to the new dwellings is considered to be adequate, subject to conditions relating to the provision of on-site parking and adequate turning. The proposal is considered to have an acceptable impact on the site's trees and on the contribution the trees make to public visual amenity subject to conditions relating to tree protection and landscaping. Dwellings to the rear are at an elevated position and will look onto or over the roof of the proposed dwelling. It is not considered that the proposal will lead to a material loss of privacy or amenity for any neighbouring occupiers. The proposal is considered to comply with the requirements of relevant policies: COR1, COR2, COR5, COR13 of the Mid Devon Core Strategy (Local Plan 1), AL/IN/3 of the Allocations and Infrastructure Development Plan Documents 2011, DM2, DM8, DM14 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.

16/00113/FULL	Scotland Farm Hemyock Cullompton Devon EX15 3NB	Removal of condition 8 of planning permission 02/01190/FULL relating to agricultural tie	REFUSE	DEL	23/03/2016
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Reasons

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

Reasons

- National and local planning policy seek to restrict isolated dwellings in the countryside to those that can be justified as having special circumstances, such as the essential need for a rural worker to be on hand most times to meet the needs of the holding. The dwelling was originally granted planning permission on the basis of an established need for an agricultural worker and an agricultural occupancy condition imposed. The applicant has not demonstrated to the satisfaction of the Local Planning Authority that there is clear evidence that there is no need for that condition to remain in place. The proposal is therefore contrary to policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM10 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00135/FULL	Land and Building at NGR 303018 106493 Upton Cullompton Devon	Erection of a building to be used in association with existing D2 use for weddings	PERMIT	DEL	22/03/2016

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 development hereby approved shall be used for wedding ceremonies and/or wedding receptions only. The development shall not be used for any other use (including any other use falling in Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

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 for the Local Planning Authority to retain control of the development in the interest of ensuring that the level of traffic generated from the development is kept safe and acceptable levels considering the nature of the approach roads to the site in compliance with policy COR9 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 of the Local Plan part 3 (Development Management Policies).

Reasons

The proposed erection of building to be used in association with existing D2 use for weddings is considered to be acceptable in principle. The scale, siting, massing and design of the building is well-integrated with existing buildings on the site and the proposed materials will complement the existing stone and slate roofed buildings on the site. A sufficient justification for the building has been given to support the wedding business. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM25 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.

16/00143/FULL	Land and Buildings at NGR 306869 110523 (Southill Barton) Kentisbeare Devon	Conversion of an agricultural barn to dwelling and change of use of minor agricultural barns to outbuildings to be used in connection with the dwelling	PERCON	DEL	22/03/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.			
3		No development shall begin until a schedule of works required securing the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion works.			
4		Prior to their first use on the development hereby approved, a detailed schedule and specification of all external materials and finishes (including walling, windows and external doors, roof tiles/slates, gutters, downpipes, soffits etc.) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and maintained as such.			
5		Prior to installation on the building, details and plans shall be submitted to and approved in writing by the Local Planning Authority of the positions; colour and material of any soil, chimney and vent pipes that appear externally.			
6		The proposed roof lights shall all be fitted to be flush with the roof plane and be so retained.			
7		Prior to the first occupation of the development details are to be submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme for both soft and hard landscaping, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
8		The development shall be carried out in accordance with the mitigation measures set out in the Conservation Action Statement (Appendix 4) of the submitted Bat Survey Report by Blackdown Environmental (issue date 23.07.2015, V1) submitted with this Planning application date stamped 27th July 2015.			
9		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1, or Classes A, B, of Part 2 of Schedule 2, relating to the erection of extensions, the insertion of additional windows or doors, including to the roof and the insertion of rooflights and dormers, the provision of a porch, the provision and alteration of outbuildings, pools or containers for domestic heating purposes for the storage of oil, bio fuel or LPG, the installation of a chimney or flue, hard-surfaces and means of enclosure, gates , fences and walls etc and means of access shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
10		The outbuildings shown within the red line on the approved block and site plan and date stamped 28th January 2016 shall be used for purposes incidental to the enjoyment of the proposed dwelling and shall not be used to provide habitable floorspace without the Local Planning Authority first granting planning permission.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 6 To ensure the use and design of materials appropriate to the works approved in order to safeguard the character and appearance of the building and area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 7 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, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 8 To ensure protected species are catered for and protected during and after any conversion works.
- 9 To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 10 To ensure the modern agricultural buildings are used incidentally and as domestic outbuildings for the enjoyment of the dwelling only and not for habitable space as this may be inappropriate due to the nature, size and location of the buildings.

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. The proposed conversion of these disused barns to a dwelling is acceptable in principle, given the location of the site adjacent to another dwelling. In addition the conversion will provide an enhancement to the area and the building itself is in compliance with the National Planning Policy Framework Paragraph 55. The scope of the works and overall design is appropriate for the existing building and adjacent buildings. The proposed works will not result in loss of any significant fabric and although it will inevitably have an impact on the character of the building, this is, on balance, considered to be reasonable in the context of the policy considerations. There are no highway issues to consider. Therefore, the proposal is in accordance with the Policies COR1, COR2 and COR3 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8, DM11, DM14 and DM29 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 55 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 pre-application advice and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00144/FULL	Mid-Devon Fulfilling Lives 1 Bank Place Chambers Market Street Crediton Devon EX17 2AJ	Change of Use of former Day Care Centre into 2 flats	PERCON	DEL	24/03/2016
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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 part of the development hereby approved shall be occupied until the refuse store and area/facilities allocated for storage of recyclable materials have been provided in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.
- 4 The four parking spaces to be provided in the area within the blue line to the east of the building, as shown on the plan received by the Local Planning Authority on 7th March 2016, shall be marked out and made available for use prior to first occupation of the dwellings hereby approved and retained for use by occupiers of the dwellings thereafter.

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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 safeguard the amenity of the occupiers of adjoining premises, protect the character and appearance of the conservation area and ensure that there is adequate facilities for storage of waste and recycling in accordance with Policies DM14 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure appropriate parking provision in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme for the conversion of the ground floor of the building into two one-bedroomed flats is considered to be supportable in policy terms. It is considered that the proposed change of use would not adversely affect the vitality of the town centre given the back land location of the building. The proposal involves minimal external alterations and it is not considered that the proposal would harm the character and appearance of the conservation area. The proposed parking area (to also include provision for the flats allowable under Local Planning Authority ref 16/00141/PNCOU, although below the policy requirement is considered to be appropriate given the nature of the accommodation and the proximity to on street parking, public transport and services. The applicant has made the necessary contributions in accordance with the requirements of Policies AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) in respect of public open space and air quality. Overall the Local Planning Authority considers that the proposal is acceptable in accordance with the following Policies: COR1, COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), DM1, DM2, DM8, DM14, DM16 and DM27 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.

16/00146/CLU	Land and Buildings at NGR 308449 109615 (Halsbeer Farm) Blackborough Devon	Certificate of Lawfulness for existing use of a structure as residential dwelling for a period in excess of 10 years	REFUSE	DEL	23/03/2016
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Reasons

- 1 In the opinion of the Local Planning Authority, from the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority, on the balance of probability, the land located at NGR 308449 109615 (Halsbeer Farm), Blackborough, has not been used for the siting of a caravan that has been used independently for residential purposes for a continuous period in excess of 10 years.
- 2 In the opinion of the Local Planning Authority, the caravan is not considered to be a permanent structure as, although there is a porch attached, this is not an integral part of the caravan and could easily be detached and the caravan towed away. The presence of services such as drainage and electricity does not make the caravan a permanent structure. The caravan is therefore not considered to be a dwellinghouse. However, even if the caravan were considered to be a dwellinghouse, the applicant has not demonstrated on the balance of probability that the caravan has been occupied on a continuous basis for a period of four years.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00148/HOUSE	Batelease Farm Wembworthy Chulmleigh Devon EX18 7SJ	Erection of two storey extension and erection of garden studio	PERCON	DEL	23/03/2016

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 additional accommodation and the garden studio hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as Batelease Farm), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.
- 4 Before the commencement of development of any new building on the site hereby permitted samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.
- 5 Before the commencement of development of any new building hereby permitted working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of the doors/door frames/windows shall be in accordance with these approved details, and 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 In accordance with COR18, as the site is in open countryside and outside of a settlement boundary there is no policy support for a development of a new dwelling in the open countryside.
- 4 To ensure the character of the building is retained in accordance with policy DM11 and DM27.
- 5 To ensure the character of the building is retained in accordance with policy DM11 and DM27.

Reasons

The application scheme for a new extension (following the part demolition of existing single storey annex) is considered to be supportable in policy terms. Overall the design of the proposed extension, despite being more significant in massing terms and contemporary in appearance (predominantly two storey), is considered to respect the overall character and dominance of the existing dwelling. The Local Planning Authority is satisfied that the proposal would not harm the setting of the principal dwelling to the extent that planning permission should be refused. There are no concerns with regard to over development of the dwelling curtilage or the impact on the amenity of neighbouring properties. The proposal is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00149/LBC	Batelease Farm Wembworthy Chulmleigh Devon EX18 7SJ	Listed Building Consent for the erection of two storey extension and erection of garden studio	PERMIT	DEL	23/03/2016

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 application scheme for a new extension (following the part demolition of existing single storey annex) is considered to be supportable in policy terms as the works are considered as causing less than substantial harm to the setting of the listed building. The Local Planning Authority is satisfied that the proposed extension would not harm the character or appearance of the listed building, and that the proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be in accordance with the following policies: DM27 of Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

16/00164/HOUSE	22 Turnpike Sampford Peverell Tiverton Devon EX16 7BN	Erection of first floor extension, conversion of existing garage & sun lounge with alterations to roof	PERMIT	DEL	22/03/2016
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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 annexe accommodation hereby permitted shall be used as ancillary to the use of the main dwelling as a single private dwellinghouse and shall not be sold, let or otherwise used as a separate unit of accommodation.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application site is within the countryside where new residential dwellings are restricted by policy COR18 of the Mid Devon Core Strategy (LP1) and the NPPF to those that can be justified in terms of an essential need, for example for a rural worker. In addition, the proposal has been assessed on the basis of an extension/annexe only and the additional facilities that may be required for an additional dwelling have not been considered.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of a first floor extension, conversion of an existing garage and sun lounge with alterations to the roof at 22 Turnpike Sampford Peverell 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: COR18 of the Mid Devon Core Strategy (LP1), DM2 and DM13 of the Local Plan part 3 of (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

16/00183/HOUSE	42 Station Road Hemyock Cullompton Devon EX15 3SE	Erection of an extension, porch, installation of 2 dormer windows, and increasing the size of the existing vehicle splay (Revised Scheme)	PERMIT	DEL	23/03/2016
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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 extensions by virtue of their overall 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. The proposed larger vehicle pull-in does not have a significant impact on the streetscene or the safety of all road users over and above the current situation. The site is located within the Blackdown Hills Area of Outstanding Natural Beauty, the proposed works are considered to conserve the character, setting, appearance and special qualities of the AONB. As such the proposal is considered to comply with policies, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM29 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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 discussion and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00185/FULL	Serstone Farm Down St Mary Crediton Devon EX17 6ED	Change of use of residential garden for siting of a Barrel Top Wagon caravan for use as holiday accommodation	PERMIT	DEL	23/03/2016
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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 (i) The holiday accommodation unit (wagon) shall be occupied for holiday purposes only. (ii) The holiday accommodation unit (wagon) shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit (wagon) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 The wagon hereby approved shall only be occupied for holiday purposes only. On its becoming redundant for such purposes, it shall be removed from the site within 3 months of it becoming redundant for its approved use.

Reasons

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

Reasons

The proposal for the change of use of residential garden for siting of a Barrel Top Wagon caravan for use as holiday accommodation is considered to be supportable in policy terms. The proposed holiday accommodation has been designed to provide a high quality 'glamping' experience that would also utilise and compliment the food produced on the farm. The proposal is considered to present a slightly different offering that is not met by existing provision within nearby settlements. There are no buildings available on the holding that are suitable for conversion. Although the wagon provides a different form of accommodation that will be visible within the landscape, it is of an appropriate scale and contained within the garden area of the existing dwelling and therefore it is not considered that it would cause unacceptable harm to the character and appearance of the rural area. There is sufficient parking within the existing parking area to accommodate the additional traffic generated at the site in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies). Overall the proposal is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM24 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00187/LBC	The Oak Room 2C St Peter Street Tiverton Devon EX16 6NU	Listed Building Consent for the removal of 9 side pews	REFUSE	DEL	23/03/2016
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Reasons

- 1 The proposed works are considered to be less than substantially harmful to the heritage assets, but that less than substantial harm is nonetheless significant and is not considered to be sufficiently justified. It is considered that alternative less damaging options are available to the owner/applicant and these have not been given appropriate consideration. The public benefit of keeping the building in a viable use and open to community events is high, however in this instance that public benefit is outweighed by the harm caused to the designated heritage asset by the proposal. The proposal is therefore not in accordance with the Mid Devon Local Plan (Part 3) Policy DM27 and the National Planning Policy Framework and should not be granted consent.

16/00188/HOUSE	Waters Edge Mutterton Cullompton Devon EX15 1RN	Erection of single storey extension	PERMIT	DEL	22/03/2016
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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 windows and doors hereby approved shall match those found on the existing dwelling and approved under the previous application 15/01447/FULL. Windows and doors shall be white wooden units and should 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 in order to safeguard the visual amenities of the area in accordance with DM2 and DM13 of the Local Plan part 3 (Development Management Policies).

Reasons

The application for a single storey extension to the front of Waters Edge, Mutterton is considered to be supportable in policy terms. The proposed extension is considered acceptable in terms of siting, layout, scale and design. It is not considered that the proposed extension will result in an over-development of the curtilage of the dwelling, and/ or adversely affect the living conditions of any neighbouring properties. Given this assessment, the application is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00223/HOUSE	Millway Cottage Tiverton Road Bampton Tiverton Devon EX16 9DX	Raising roof line and ground floor ceiling to obtain extra height on ground floor and alterations to opening on front elevation	PERMIT	DEL	23/03/2016
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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 proposed raising roof line and ground floor ceiling to obtain extra height on ground floor and alterations to opening on front elevation is considered to be acceptable. The overall scale and proposed changes to the façade of the building 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: COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00246/HOUSE	Dove Cottage Hemyock Road Culmstock Cullompton Devon EX15 3JB	Erection of garden shed/studio	PERCON	DEL	22/03/2016

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 details of the finishes to the materials to be used for all the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.

Reasons

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

Reasons

The application for the erection of garden shed/ studio at Dove Cottage, Hemyock Road 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, Local Plan part 3 (Development Management Policies) DM2, DM13 and DM27 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.
