

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01893/FULL	Land and Buildings at NGR 282798 108639 (Woolsery Barton) Woolfardisworthy Devon	Retention of conversion of barn to form 1 dwelling, conversion of barn to form 1 holiday let, and change of use of slurry pit to domestic storage	PERCON	DEL	01/04/2016

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 a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a)Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c)Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.
- 4 Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.
- 5 The mitigation works as proposed in the Ecological Assessment Report by Encompass Ecology Ltd (March 2014) and the Bat Roost and Activity Assessment (August 2014) shall be implemented and completed in accordance with the requirements of that report, and shall be so retained as required.
- 6 The roof lights hereby approved shall be designed so that they are constructed as an integral part of the roofscape of the building.
- 7 The conversion of the slurry pit to be used as for domestic storage shall only be used for storage and other ancillary activities to dwelling house hereby approved and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.
- 8 (i) The holiday accommodation unit shall be occupied for holiday purposes only. (ii) The holiday accommodation unit 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 on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

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 character of the building is retained and to protect the building during conversion works in accordance with policy DM11 and DM27.
- 4 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.
- 5 To ensure the protection of any ecological interests at the site.

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- 6 To ensure the character of the building is retained in accordance with policy DM11 and DM27.
- 7 This part of the application scheme has been submitted and determined on the basis of ancillary domestic storage.
- 8 The application has been submitted and determined on the basis of part of the conversion being used as a holiday let, which is one of the allowable uses within DM11. However policies AL/IN/3 and AL/CRE/8 of Local Plan 2 (AIDPD) have not been taken into account in the determination of the holiday let.

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings including holiday lets, could be considered acceptable, and policy DM11 of the Local Plan part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of the barn to a dwelling and holiday let is considered acceptable. It has been demonstrated that the building can be converted without significant rebuilding, alteration and extension and therefore a significant amount of the original building fabric can be retained. The works to the building are considered to respect the character of the building and the surrounding rural environment, and will not adversely affect the amenities and living conditions of the adjacent dwellings. The proposed transport arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area. The applicant has made appropriate provisions to satisfactorily to mitigate against the need to provide new open space / maintenance of existing off site and to improve Air Quality within the AQMA. The proposed adaption of the former slurry store with a covering to be used as ancillary space to the approved residential dwelling is also considered acceptable. On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14 and DM27 of the Local Plan part 3, COR1 and COR2 of the Mid Devon Core Strategy (Local Plan part 1), policy AL/IN/3 and AL/CRE/8 of Local Plan 2 (AIDPD) and policy 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 determining the application in the timescale agreed. 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.

15/01911/LBC	Land and Buildings at NGR 282798 108639 (Woolsery Barton) Woolfardisworthy Devon	Listed Building Consent for conversion of barns to form 1 dwelling and 1 holiday let, and change of use of slurry pit to domestic storage	PERMIT	DEL	01/04/2016
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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.

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Reasons

It is considered that the overall design and scope of internal and external alterations to form the layout as proposed to enable the building to be converted to a dwelling and a holiday let would not have a detrimental impact upon the character, integrity or appearance of the building or have a detrimental effect on the setting on the original farmhouse on the holding and/or the village church that is located adjacent. Furthermore the proposals would not result in the loss of valuable historic fabric. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Part 3 policy DM27 and Government advice within the National Planning Policy Framework.

16/00023/HOUSE	39 Tuckers Meadow Crediton Devon EX17 3NU	Erection of two storey extension after demolition of existing single garage	PERCON	DEL	01/04/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to its use, details of the cladding material to be used on the external surfaces of the building shall have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 The external brick facing and roof tiles of the extension hereby approved shall match in material, colour, style and texture to those of the existing building.

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 Part 1) and Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure a satisfactory appearance to the development in the interests of visual amenities of the area and to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of a two storey extension after demolition of existing single garage is considered to be supportable in policy terms. The proposed extension is reasonably large and will be clearly visible in the street scene, however the design enables the extension to appear as subservient to the main dwelling such that it would not dominate the existing property of the wider street scene. Overall the proposed design is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding over development of the curtilage. The extension will not result in any significant harm to the amenity of any nearby properties and there sufficient space within the curtilage to ensure adequate provision for parking. There are no other reasons to mitigate against the grant of planning permission and the proposal is considered to be in accordance with the following Policies: COR2 and COR15 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.

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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.

16/00101/MFUL	Land at NGR 301873 104192 (Land Opposite The Merry Harriers Inn) Bradninch Devon	Change of use of land from agricultural to children's education adventure trail facility with all associated play structures and parking	PERCON	DEL	30/03/2016
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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 Further details of the height and orientation of each of the installations that will form the adventure trail shall be submitted to and approved in writing by the local planning authority prior to the commencement of their installation. The development shall be carried out permanently and maintained in accordance with the approved details, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 5 No part of the development hereby permitted shall be commenced until a programme of percolation tests has been carried out in accordance with BRE Digest 365 Soakaway Design (2007) and the results approved in writing by the Local Planning Authority, with consultation with Devon County Council as the Lead Local Flood Authority. A representative number of tests should be conducted to provide adequate coverage of the site, with particular focus placed on the locations of the proposed soakaways and permeable surfaces.
- 6 No part of the development hereby permitted shall be commenced until a detailed permanent surface water drainage management plan has been submitted to, and approved in writing by, the Local Planning Authority, with consultation with Devon County Council as the Lead Local Flood Authority. This detailed permanent surface water drainage management plan will be informed by the programme of approved BRE Digest 365 Soakaway Design (2007) percolation tests, in accordance with the principles of sustainable drainage systems and those set out in the Proposed Site Plan (Drawing No. 1143/PL03, Rev. B, dated 30th March 2016). The site shall be permanently managed in accordance with the agreed surface water drainage management plan.
- 7 No other part of the development hereby approved shall be commenced until the access, parking facilities, commercial vehicle loading/unloading area, visibility splays, turning area access drive and access drainage have been provided and maintained in accordance with the submitted plans 1143/PL03revB and 0466/SK-01 rev B and shall be retained for that purpose at all times.
- 8 In accordance with details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway
- 9 The use hereby approved shall not commence until the off-site highway works for the provision of a pedestrian crossing facility, and the provision of bus stops with pedestrian footway access to cross the B3181 have been designed and approved in writing by the Local Planning Authority, and constructed and made available for use.

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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 In order to protect the character and amenity of the area in accordance with policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) that seeks to restrict development in the countryside.
- 4 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.
- 5 To ensure that surface water from the development is discharged as high up the drainage hierarchy as is feasible and in accordance with COR11.
- 6 To ensure that surface water from the development is discharged as high up the drainage hierarchy as is feasible, and is managed in accordance with the principles of sustainable drainage systems, and in accordance with COR11.
- 7 To ensure that adequate facilities are available for the traffic attracted to the site in accordance with policy COR9.
- 8 In the interest of public safety and to prevent damage to the highway.
- 9 To minimise the impact of the development on the highway network in accordance with policy COR9.

Reasons

The application scheme is for the erection of the change of use of land from agricultural to children's education adventure trail facility with all associated play structures, toilet cabin, ticket kiosk, portable canteen, car parking area and new access and is considered to be supportable in policy terms as a matter of principal. It is not considered that there would be any significant adverse impacts on the local highway network arising from the new access arrangement and/or the increase in traffic on the network which will be generated subject to the conditions. Overall the nature of the equipment proposed and the ancillary buildings in terms of their scale and overall design and introduction of areas of hardscape would cause unacceptable harm to the character and visual appearance of the rural area. Given the location it is not considered that that the proposals will adversely affect the amenities of the occupiers of any neighbouring dwellings or the locality generally, and/or affect the setting of any nearby listed buildings. Given the historic pattern of use of the land the application scheme raises no land contamination concerns and subject to conditions no flood risk concerns have been established. On this basis the application scheme is considered to comply with the following policies: COR2, COR9, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2, DM20, DM24 and DM25 of the Local Plan part 3 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
16/00136/FULL	Silver Street Farm Prescott Uffculme Cullompton Devon EX15 3BA	Erection of an extension, refurbishment of barn and erection of a greenhouse	PERCON	DEL	30/03/2016

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 take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the application and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 No work shall commence on the former agricultural building until a mitigation strategy for the retention of protected species has been submitted to and approved by the Local Planning Authority following detailed bat surveys being completed and analysed in line with the preliminary ecological appraisal report. The full mitigation measures shall be implemented strictly in accordance with the approved strategy including timing of works as set out in the approved strategy.
- 5 Prior to any works being carried out on the structural timbers including roof trusses and floor joists of the former agricultural building, a detailed structural engineers report shall be commissioned to specify remedial repair works to existing structural timbers where necessary, to provide details of the repair of existing roof timbers to enable the maximum retention of historic fabric, and the design of the new load bearing structure including its relationship to the existing historic roof structure. The integration of works to the roof for bat mitigation measures shall be included if required as a result of condition 4. The report and design details shall be submitted to and approved by the Local Planning Authority before this part of the development is started and the works approved shall be implemented strictly in accordance with the approved details.
- 6 Prior to carrying out staining of all external joinery on the barn a sample of the stain to be used shall be submitted to and approved in writing by the Local Planning Authority.

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, in accordance with paragraph 141 of the National Planning Policy Framework and the supporting text in paragraph 5.3 of Mid Devon Local Plan part 3 Policy DM27, that an appropriate record is made of archaeological evidence that may be affected by the development.
- 4 To ensure that the proposed works conserve the habitat of protected species in accordance with Policy DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure that the work to be carried out retain the historic and ecological significance of the barn in accordance with Policies DM11 and DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 6 To ensure the external appearance is appropriate to the character of the building in accordance with Policies DM11 and DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

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Reasons

The proposed extension to the existing house linking to the existing barn together with use of the former agricultural building for ancillary domestic purposes is considered to be an acceptable development. The design of the extension respects the character scale setting and design of existing swelling in accordance with local plan policy DM13. The minimal alteration and retention of the original character of the former agricultural building is in accordance with policy DM11 of the local plan. The proposals are considered to cause less than substantial harm and overall will achieve a viable use of the barn that will also achieve its repair thereby securing its future and improving the setting of the principal listed building in accordance with Policy DM27. It is therefore also in accordance with Paragraphs 129, 131, 132 and 134 of the National Planning Policy Framework. Subject to further work on mitigation measures the works to the barn will comply with paragraph 118 of the National Planning Policy Framework. Compliance with the condition for archaeological investigation will ensure the proposal complies with paragraph 141 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.

16/00137/LBC	Silver Street Farm Prescott Uffculme Cullompton Devon EX15 3BA	Listed Building Consent for the erection of an extension, refurbishment of barn, erection of a greenhouse, and updates to kitchen doors, windows, rainwater goods and external stone	PERCON	DEL	30/03/2016
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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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 Prior to any works being carried out on the structural timbers including roof trusses and floor joists of the former agricultural building, a detailed structural engineers report shall be commissioned to specify remedial repair works to existing structural timbers where necessary, to provide details of the repair of existing roof timbers and floor joists to enable the maximum retention of historic fabric, the design of the new load bearing structure including its relationship to the existing historic roof structure. The report and design details shall be submitted to and approved in writing by the Local Planning Authority before this part of the development is started and the works approved shall be implemented strictly in accordance with the approved details.
- 5 Prior to carrying out staining of external timber in the barn a sample of stain to be used 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.

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- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework and the supporting text in paragraph 5.3 of Mid Devon Local Plan part 3 Policy DM27, that an appropriate record is made of archaeological evidence that may be affected by the development.
- 4 To ensure that the work to be carried out retain the maximum amount of historic fabric in order to safeguard the significance of the former agricultural building.
- 5 To ensure the external appearance is appropriate to the character of the building.

Reasons

The proposed extension to the existing house linking to the existing barn together with use of the former agricultural building for ancillary domestic purposes is considered to be an acceptable development. The proposals are considered to cause less than substantial harm and overall will achieve a viable use of the barn that will also achieve its repair thereby securing its future and improving the setting of the principal listed building in accordance with Policy DM27. It is therefore also in accordance with Paragraphs 132 and 134 of the National Policy Framework. Subject to further work on mitigation measures the works to the barn will comply with paragraph 118 of the National Planning Policy Framework

16/00161/ADVERT	The Hickory Inn High Street Halberton Tiverton Devon EX16 7AG	Advertisement consent to display 2 illuminated fascia signs and 2 illuminated pole fixed hanging signs	PERMIT	DEL	30/03/2016
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Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

The advertisements are not considered to have a negative impact on visual public amenity, the character and appearance of the conservation area or on highway safety, in accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00166/FULL	Land and Buildings at NGR 284701 101897 (Merrifield Farm) Upton Hellions Devon	Erection of an agricultural building for the housing of free-range chickens	PERMIT	DEL	30/03/2016

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 an agricultural building for the housing of free-range chickens is considered to be supportable in policy terms. The proposed building would support the on-going operations of the free range chicken rearing business and is considered to be reasonably necessary to support the farming activity on the holding. The building will be sited on the main farm holding and will replace an existing building on a distant site and therefore reduce the number of traffic movements attracted to the site. It is considered that the design and siting of the building would not harm the character and appearance of the area or result in adverse effects to the living conditions of occupants of nearby properties. Surface water drainage will be managed via an existing watercourse and litter from the building will be sprad on agricultural land as fertiliser in accordance with waste management guidelines for farms in NVZ zones. Overall the proposed building will reduce vehicular movements to the site by replacing distant rearing sites and therefore removing intermediate transport movements and by transporting the chicks at an earleir stage when more can be transported in one go. It is considered that the proposal is acceptable in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2 and DM22 of the Local Plan Part 3 and Government 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 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.

16/00167/LBC	Croyle House Kentisbeare Cullompton Devon EX15 2AP	Listed Building Consent for the installation of guttering and downpipes to existing porch	PERMIT	DEL	31/03/2016
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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.

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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 addition of traditional rainwater goods to the front porch is considered to be acceptable and beneficial to the long term conservation of the building. Therefore, the proposal is in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and paragraphs 132 and 134 of the National Planning Policy Framework.

16/00174/HOUSE	28 Yeoford Meadows Yeoford Crediton Devon EX17 5PW	Erection of first floor extension over garage	PERMIT	DEL	31/03/2016
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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 development 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 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, DM8 and DM13 of Mid Devon Local Plan part 3 (Development Management Policies) and 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 a site visit 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.

16/00184/HOUSE	Wressing Cottage Kentisbeare Cullompton Devon EX15 2AR	Erection of a garage and relocation of fuel tank	PERMIT	DEL	31/03/2016
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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.

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- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- The timber cladding on the garage hereby permitted shall be untreated and maintained as such.

Reasons

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

Reasons

The proposal for the erection of a garage and relocation of fuel tank is considered to be acceptable as a matter of principal. The proposed garage and siting or the relocated fuel tank is considered to respect the character, scale, setting and design of the existing dwelling. The proposals will not result in the over-development of the dwelling curtilage, and the proposals will not cause any adverse impacts on the occupants of neighbouring properties. On this basis the proposal is considered to be acceptable in accordance with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, 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 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.

16/00186/LBC	Wressing Cottage Kentisbeare Cullompton Devon EX15 2AR	Listed Building Consent for the relocation of fuel tank and internal alterations	PERMIT	DEL	31/03/2016
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Conditions

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

Reasons

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

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Reasons

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

16/00192/FULL	Green Acres Horn Road Kentisbeare Cullompton Devon EX15 2AX	Erection of two storey and single storey extension and alterations including erection of veranda at rear and erection of stable block/tack room and	PERCON	DEL	01/04/2016
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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 Before their use on the development hereby permitted, samples of the materials for the external surfaces of the extensions shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used.
- 4 The stable block development hereby permitted as shown on the approved plans shall be used for private domestic equestrian uses only in connection with the adjacent property known as Greenacres, Horn Road, Kentisbeare, and shall not be sold, let or used for any other purpose.

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 appearance of the dwelling to be extended and the visual amenities of the area in accordance with policies COR2 and COR18 Mid Devon Core Strategy (Local Plan part 1) and DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 4 The access via Greenacres is not suitable for any use that is not incidental to the use of Greenacres as a single private dwelling, and to safeguard the amenities of neighbouring residents, in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that it is considered that, subject to materials, the extensions are appropriately scaled and designed to provide a coherent overall appearance for the dwelling to be extended. The dwelling is some distance from any neighbouring property and the extension are not considered to lead to any material loss of privacy for amenity for neighbouring occupants. The stable block is considered to be appropriately scaled and designed for its use and location. The stable block would be screened from the nearest neighbouring dwelling by a building located between the two. It is not considered that the stable block would materially affect the living conditions of any neighbouring residents. Adequate parking and turning facilities are to be retained on site in accordance with policy DM8 of the LP3 DMP. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 Mid Devon Core Strategy (Local Plan part 1 and DM2, DM8 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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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.

16/00196/TPO	Prispen House Prispen Drive Silverton Devon	Application to carry out works to 3 Oak and 3 Yew trees protected by Tree Preservation Order No. 97/00015/TPO	SPLIT	DEL	31/03/2016
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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) Crown raise/reduce Yew trees to achieve 2.5m clearance above the height of the wall.

Reasons

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

Reasons

The proposed works to the Yew Trees are unclear in that no measurement is given to indicate the extent of the crown lift. The Local Planning Authority considers a 2.5metre crown lift is acceptable to the application, with a view to future discussions regarding the long term management of the trees. Therefore, the Local Planning Authority recommends approval.

Reasons

- 1 The proposed works to the Oak trees are considered unacceptable and unnecessary and may result in detrimental impacts to the trees in terms of their health and appearance. The works are not sufficiently justified, and the description of the works is unclear. Refusal of these works is recommended.

16/00204/HOUSE	Fairoak Thorverton Exeter EX5 5JR	Erection of garage following removal of existing garage	PERMIT	DEL	30/03/2016
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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
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Reasons

The application scheme for the erection of a garage is considered to be supportable in policy terms. The proposed garage is considered to respect the character, scale, setting and design of the existing dwelling. Given the scale of the proposed garage it is not considered that it would result in overdevelopment of the dwelling curtilage. Given the scale of the garage and it's siting away from any neighbouring properties, it is not considered that it would result in a significant adverse amenity impacts. The proposed development 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 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.

16/00220/FULL	8 Chestnut Close Crediton Devon EX17 1JD	Erection of extension and alterations, including change of use of study (Class C3) to Office (Class B1 (a))	PERMIT	DEL	01/04/2016
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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 occupation of the office floor space hereby approved for purposes falling with Class B1(a) as defined by the Town and Country Planning Use Classes order 2015 shall not be occupied by any other persons as their primary place of work other than by the residents of no. 8 Chestnut Close.

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 This is the basis on which the application has been submitted, and in order to protect the residential amenities of the area in accordance with policy DM2 of Mid Devon Local Plan part 3 (Development Management Policies).

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Reasons

The application for the erection of a rear extension, and alterations to the front of the building to form a separate entrance with porch over is considered to be supportable in policy terms. Overall the proposed design of the two areas of change is considered to respect the character, scale, setting and design of the existing dwelling, and will not affect the contribution the building makes towards the street scene given the site location. There are no concerns regarding over development of the curtilage. The extension will not result in any significant harm to the amenity of any nearby properties. With regards to the proposed change of use of study (Class C3) to Office (Class B1 (a)), subject to the use being as described by the applicant and as controlled by the condition as recommended it is considered acceptable in terms of how it would affect the residential amenities of the area with sufficient on site space to manage the car parking requirements of any occasional visitors. There are no other reasons to mitigate against the grant of planning permission and the proposal is considered to be in accordance with the following policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

16/00228/HOUSE	48 Cottey Brook Tiverton Devon EX16 5BR	Erection of an extension following demolition of existing conservatory, alterations to garden levels including new retaining walls and removal of decking (Revised Scheme)	PERMIT	DEL	31/03/2016
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Conditions

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

Reasons

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

Reasons

The application scheme for the erection of an extension is considered to be supportable in policy terms. The proposed extension is considered to respect the character, scale, setting and design of the existing dwelling. Given the scale of the proposed extension it is not considered that it would result in overdevelopment of the dwelling curtilage. Given the scale of the extension and its siting away from any neighbouring properties, it is not considered that it would result in a significant adverse amenity impacts. The proposed development is considered to be in accordance with the following policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00230/PNCOU	Ridgeway Farm Morchard Bishop Crediton Devon EX17 6SJ	Prior notification for the change of use of agricultural building to 1 dwelling under Class Q	PDA	DEL	01/04/2016
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Reasons

- 1 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.
 - 2 Prior to first occupation of the proposed residential unit, the buildings as shown on drawing number 1388-04-04 and 1388-04-03A including the lower part of the barn currently attached to the part of the building proposed to change use, shall be demolished.
 - 3 Without the removal of the building that is proposed to be demolished, the siting and location of the proposed residential unit would be undesirable due to its proximity to the livestock building.
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