

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/01332/MOUT	Land at NGR 288080 098230 East of Station Road Newton St Cyres Devon	Outline for a mixed use development comprising of a primary school and pre-school with ancillary facilities including sports pitch and parking and turning area; erection of up to 25 dwellings with parking and open space	PERCON	COMM	04/04/2016

Conditions

- 1 Before any part of the development hereby permitted is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the building(s), and the landscaping of the site (hereinafter called the Reserved Matters) shall be submitted to and be approved in writing by the Local Planning Authority.
- 2 Application(s) for approval for all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the latter.
- 4 The proposed estate road, school access and turning, cycle ways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
- 5 The development hereby approved shall not be carried out otherwise than in accordance with a phasing programme which shall previously have been submitted to and approved by the Local Planning Authority in writing.
- 6 The commencement of development of the new school building and associated facilities or the new housing hereby approved shall not be commenced until: a) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20.00 metres back from its junction with the public highway b) The ironwork has been set to base course level and the visibility splays required by this permission laid out c) The footway on the public highway frontage required by this permission has been constructed up to base course level d) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority
- 7 The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority: a) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c) The cul-de-sac visibility splays have been laid out to their final level; d) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g) The street nameplates for the spine road and cul-de-sac have been provided and erected.

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8		No development shall take place until a Construction Management Scheme has been submitted to and approved in writing by the County Planning Authority. The statement shall provide details of: a) Timetable/programme of works b) Measures for traffic management [including routing of vehicles to and from the site, details of the number/frequency and sizes of vehicles] c) Days and hours of construction and deliveries d) Location of loading, unloading and storage of plant and materials e) Location of contractor compound and facilities f) Provision of boundary fencing/hoarding g) Parking of vehicles of site personnel, operatives and visitors. h) Wheel washing i) Dust control. The development shall be implemented in accordance with the approved scheme.			
9		No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The approved drainage scheme shall be fully implemented before any part of the development is occupied, and be so retained. The surface water details shall utilise infiltration systems unless it is proven that ground conditions dictate otherwise, and above ground swales, and detention areas. The development shall be carried out in accordance with the approved scheme.			
10		No development shall take place on site until the off-site highway works for the provision of a junction improvement scheme, at the junction of Station Road and the A377, inclusive of but not limited to road widening, Signing and lining, and the enhancement of pedestrian crossing facilities has been approved in writing by the Local planning Authority and has been constructed and made available for use.			
11		There shall be no raising of ground levels within the floodplain areas associated with, and adjacent to, the Sports Pitch, including the temporary storage of materials, including topsoil and subsoil.			
12		The detailed drawings required to be submitted by Condition 2 shall include the following additional information: (i) Boundary treatments, existing site levels, finished floor levels, long and cross sections through the site indicating relationship of proposed development with existing adjacent development. (iii) Protective measures for all trees and hedgerow to be retained on the site. (iii) Measures to demonstrate compliance with the carbon footprint targets as set in the Policy AL/IN/6 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and the code for sustainable homes requirements as required by Policy DM3 of the Local Plan Part 3 (Development Management Policy).			
13		The pedestrian footpath link on the development land between the school site and the adjoining land of Court Orchard that will enable the link from the school site through Court Orchard to the A377 shall be completed on the development land and be available for use to a useable standard prior to first occupation of any development hereby approved.			
14		No development on either the school site and/or housing site 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.			
15		A management plan, setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage Systems (SUDS) including pipes, swales, detention areas, and associated flow control devices and all areas of public open space, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any of the buildings first coming into use. The SUDS and public open space shall thereafter be managed in accordance with the agreed details.			

Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management Procedure) Order 2010.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 To ensure that adequate information is available for the proper consideration of the detailed proposals.

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5		To ensure the proper development of the site.			
6		To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.			
7		To ensure that adequate access and associated facilities are available for the traffic attracted to the site.			
8		This information needs to be approved in advance of development starting in order to ensure adequate access and associated facilities are available for the construction traffic and to minimise the impact of construction on nearby residents and the local highway network in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
9		A management plan, setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage Systems (SUDS) including pipes, swales, detention areas, and associated flow control devices and all areas of public open space, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any of the buildings first coming into use. The SUDS and public open space shall thereafter be managed in accordance with the agreed details.			
10		This information needs to be approved in advance of development starting in order to minimise the impact of the development on the highway network in accordance with policy asset out in National Planning Policy Framework..			
11		To safeguard the function of the floodplain thus preventing an increase in flood risk to adjacent property and in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).			
12		To ensure the proper development of the site.			
13		To ensure satisfactory access to the site for pedestrians, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).			
14		This information needs to be approved in advance of development starting in order to ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			
15		To ensure compliance with the provision of the National Planning Policy Framework and to safeguard the future maintenance of common areas across the site whilst also minimising flood risk.			

Reasons

The principal of developing the site for a replacement village primary school is considered in accordance with policy, and whilst the new residential development as proposed is not supported in development policy there is a strong case to support granting planning permission for it as a departure to the development plan given the community benefits that would be secured. Matters relating to architecture and design of all buildings, height, scale and massing of all buildings and site layout issues, including the design of all open space, landscaped areas, drainage infrastructure and parking provision are all reserved for future consideration. The arrangements regarding providing access into the site as proposed are considered acceptable in terms of the capacity along Station Road, and the widening improvements close to the junction with the A 377 will provide a satisfactory access onto and from Station Road. No issues are raised in terms of this application scheme regarding drainage, archaeology, flood risk and/or ground contamination or the impact on protected species/ecology. On this basis the element of the application scheme which includes the primary school is considered to meet the requirements of Policies COR1, COR2, COR8, COR9, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/3 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Policies DM1 and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies), (as far as is relevant to the application details). Whilst the element of the scheme which includes the 25 houses is considered to be contrary to COR17 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), and AL/DE/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2); it is considered that there is a case to support the scheme overall as a departure given the community benefits that would arise by delivering a site to accommodate a new primary school.

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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 working through all the issues with the applicant's agents to enable a positive decision to be issued. 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.

15/01422/FULL	Land at NGR 302666 114116 (West of Paultet) Turnpike Sampford Peverell Devon	Erection of 4 dwellings with garages and alterations to access (Revised Scheme)	PERCON	COMM	07/04/2016
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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 No development shall begin until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include the following details: (a) the timetable of the works; (b) daily hours of construction; (c) hours during which delivery and construction traffic will travel to and from the site; (d) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (e) hours during which no construction traffic will be present at the site; (f) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (g) details of wheel washing facilities and road sweeping obligations (h) The proposed route of all construction traffic exceeding 7.5 tonnes. (i) Details of the amount and location of construction worker parking. Works shall be carried out in accordance with the approved CMP.
- 4 The development hereby permitted shall not be commenced 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.
- 5 Prior to the commencement of any other part of the development hereby approved, the site access road shall be hardened, surfaced, drained and maintained thereafter for a distance of not less than 6.00 metres back from its junction with the public highway.
- 6 No development shall begin until specific details of the sustainable urban drainage system proposed to serve the site, including details of the long term management and maintenance plans for the SUDS scheme, 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. Once agreed, the development shall proceed in accordance with the approved scheme, which shall be fully operational before any of the proposed dwellings are first occupied, and shall be permanently retained and maintained in accordance with the approved details.
- 7 Prior to their use on site, samples of the materials to be used for all the external surfaces of the building and retaining walls shall have been submitted to and approved in writing by the Local Planning Authority. Materials shall be in accordance with the approved details.
- 8 No part of the development hereby approved shall be brought into its intended use until the access driveway, turning areas and parking spaces have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and shall be retained for that purpose at all times.

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9		The garage/hardstanding and parking spaces required by this permission shall be provided in addition to and separate from the required turning space, and shall be retained for such purposes at all times.			
10		The development shall be carried out in accordance with the recommendations set out in Section 4 of the 'Ecological Appraisal' prepared by Crossman Associates dated 26th August 2015 and received by the Local Planning Authority on the 4th of September 2015.			
11		No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Mondays to Fridays and 0730 to 1300 on Saturdays.			
12		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 of Part 1 of Schedule 2 or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of the house (including the installation of new windows or doors or the replacement of existing windows and doors), alterations to the roof of the dwellinghouse, the erection or construction of a porch outside any external door, or the erection construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure on the dwelling or within the dwelling curtilage without the Local Planning Authority first granting planning permission.			
13		Notwithstanding the plans submitted, details of the proposed boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority. The agreed boundary treatments shall be provided prior to the first occupation of any of the proposed dwellings and shall be so retained thereafter.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To prevent mud and other debris being carried on to the public highway.
- 6 To ensure that there are appropriate measures in place to deal with surface water drainage before construction begins in order to prevent increased risk of flooding in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure materials are appropriate and to safeguard the visual amenities of the conservation area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 8 To ensure that vehicles parked on the site are able to enter and leave in forward gear, and to ensure adequate parking facilities are provided on site in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).
- 9 To ensure that adequate facilities are available for the traffic attracted to the site.
- 10 To limit the impact of the development on any protected species which may be present.
- 11 To safeguard the amenity of the occupants of neighbouring properties in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 12 To safeguard the visual amenities and the character and appearance of the area and, the amenity of the occupiers of neighbouring properties and the ecological interests present at the site in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM27.

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13		To safeguard the visual amenities and the character and appearance of the area and the amenity of the occupiers of neighbouring properties and the ecological interests present at the site in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal is acceptable. The site is within the defined settlement limit of Sampford Peverell where small scale development is permitted. It is considered that the proposed development will be at a density compatible with its surroundings and will provide a reasonable contribution to the housing stock of that settlement and the District. This proposal will reasonably complement the appearance of the street scene and be sympathetic in terms of the relationship with the adjoining buildings. The juxtaposition with existing nearby residential development is considered to be such that no significant impact in terms of harming privacy or other living conditions of those neighbouring properties. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. The benefit of the creation of dwellings is not overcome by the potential for less than significant harm identified to the character and appearance of the Conservation Area. Specific conditions are proposed to deal with the highway and movement issues. Other conditions are proposed to deal with specific design issues and to seek the implementation of the ecology recommendations suggested in the Ecological Appraisal. Therefore, in light of the above, there is no policy conflict and the impact of the proposed development is considered to be within acceptable ranges. There are no highway objections and a public open space contribution has been made. There are no other material considerations that would indicate that planning permission should not be granted in accordance with the development plan; the proposal is in accordance, therefore, with Policies COR1, COR2, COR3, COR8, COR9 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies AL/DE/3 and AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), together with Policies DM2, DM8, DM14, DM15 and DM27 of Local Plan Part 3 (Development Management Policies) and the Technical Housing Standards.

Reasons

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

15/01692/FULL	Muxbeare Muxbeare Lane Willand Cullompton EX15 2RF	Sub-division of 1 dwelling into 2 dwellings, installation of 1 dormer window, and formation of additional vehicular access	REFUSE	DEL	08/04/2016
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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 discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The site is located in the countryside where national and local planning policy and in particular Paragraph 55 of the National Planning Policy Framework seek to avoid new homes in the countryside unless there are special circumstances such as the essential need for a rural worker's dwelling. No information has been submitted to demonstrate there are any such special circumstances and the proposal is therefore considered to be contrary to the provisions of Policies COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM10 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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<p>2 Insufficient detail has been provided to demonstrate that adequate parking, turning and access facilities will be provided for the new dwelling, and there is no clear indication of amenity space. The proposal is therefore not considered to be in accordance with Policies DM2 and DM8 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.</p>					
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.

15/01998/FULL	Luckleigh Cottage Hockworthy Devon TA21 0NN	Erection of single and two storey extensions including swimming pool, plant room and domestic accommodation (Part retrospective) and erection of new porch	PERMIT	DEL	08/04/2016
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Conditions

- 1 The lawful date for the commencement of this development is the 21st December 2015, the date when the application was registered with the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 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 new or additional doors, windows or other openings shall be installed in the south elevation of the extended part of the dwelling without the Local Planning Authority first granting planning permission.

Reasons

- 1 In order to establish a lawful date for the commencement of the development as development had begun prior to the submission of the application.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard residential amenity of neighbouring residents in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan 1) and Policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

This revised application seeks planning permission for the erection of extensions to a detached dwelling to provide additional living accommodation and a swimming pool. The property benefits from a substantial garden a majority of which remains even now the extension has been erected. The extensions bring the property closer to the southern boundary of the property with the neighbouring dwelling. The extension as built has the same external dimension as was originally thought and this additional space has been added to the accommodation. The extension does not have any adverse impact on the residential amenity of the occupiers of the neighbouring property to the south. The design of the extension is considered to be acceptable, and although large it does not detract from the overall character and appearance of the dwelling. The development is in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and Policies DM2 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 discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

15/02004/FULL	Holes Cottage Bary Close Cheriton Fitzpaine Crediton Devon EX17 4JH	Conversion of redundant building to dwelling	PERCON	COMM	08/04/2016
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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 windows proposed within the south elevation, as shown on drawing SK08 shall be installed with obscured glazing and shall be designed so that they are non-opening and shall be retained as such in perpetuity. The ground floor kitchen window shall be designed to achieve sound proofing, details of this proposed window to be submitted to and approved in writing by the Local Planning Authority. No other window shall be used in this opening.
- 4 No development shall begin until working details of the new external doors, door frames and windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors, doorframes and windows shall be in accordance with these approved details, and be so retained.
- 5 Prior to first occupation of the proposed dwelling hereby approved, details of the boundary treatment including the height, materials and finish, shall be submitted to and approved in writing by the Local Planning Authority. Installation of the boundary treatments shall be in accordance with the approved details and retained thereafter.
- 6 Prior to first occupation of the dwelling hereby approved, the parking spaces as shown on the block/site plan (received by the Local Planning Authority on 14th March 2016) shall be made available for use. These works shall be carried out in accordance with details of the drainage and surfacing materials that shall have previously been submitted to and approved in writing by the Local Planning Authority.
- 7 The roof covering of the development hereby approved shall be of natural slate a sample of which shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and retained.
- 8 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0800 and 1800 hours on Monday to Fridays and 0800 and 1300 on Saturdays.
- 9 The conclusions and mitigation measures set out in the Brookside Ecology protected species survey (technical report: Bat emergence and re-entry surveys - dated October 2015) received on 21st December 2015 by the local planning authority shall be complied with in full during construction of the development hereby approved.

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 development does not result in an unacceptable adverse impact to the amenity of the neighbouring property in accordance with policy DM2 of the Local Plan part 3.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the building and the conservation area in accordance with: Mid Devon Core Strategy (Local Plan part 1) COR2, and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			
5		To ensure the proposed boundary treatments would not harm the character and appearance of the conservation area in accordance with policy DM27 of Local Plan part 3.			
6		To ensure that appropriate parking provision is provided in accordance with policy DM8 to prevent an adverse impact to the local highway network and to ensure the development would respect the character and appearance of the conservation area in accordance with policy DM27.			
7		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 and DM11 of the Local Plan part 3.			
8		To ensure that the proposed development does not prejudice the amenities of neighbouring properties.			
9		To ensure the protection of any ecological interests at the site.			

Reasons

The principle of the conversion of the building, within the settlement boundary of Cheriton Fitzpane, to a dwelling is considered to be supportable in policy terms. The overall design of the scheme, including the material palette, is considered to be acceptable and would respect the traditional character and appearance of the building. The conversion of the barn will provide a reasonably tight relationship with the neighbouring properties, however it is considered that the conversion would not result in a significant adverse impact to the amenity of occupiers of the neighbouring dwellings. The design of the scheme is considered to respect the original character of the building and would provide an acceptable level of amenity for occupiers of the proposed dwelling. The proposed parking arrangement is compliant with the requirements of policy DM8. The applicant has made the appropriate contributions in accordance with policy AL/IN/3. There are no flood risk or drainage issues resulting from the scheme. Overall the proposal is considered to be in accordance with the following policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), AL/IN/3 of the Local Plan part 2 (Allocations and Infrastructure Development Plan Document), DM1, DM2, DM8, DM14 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 discussions with the agent. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area 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.

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.

16/00030/HOUSE	6 Blenheim Court Willand Cullompton Devon EX15 2TE	Conversion of garage to reception room, erection of first floor extension above and erection of detached garage	PERCON	COMM	08/04/2016
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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 No hard landscaping works in the areas shown on the approved plans shall begin until details/samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 4 Before the development hereby permitted is first brought into its permitted use, the upper floor window on the north east elevation of the proposed extension shall be non-opening, glazed with translucent glass, and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 5 The garage conversion and first floor extension hereby approved shall be occupied only for purposes ancillary to the occupation of the dwelling currently known as 6 Blenheim Court, Willand, EX15 2TE, and shall not be used, let, sold, or otherwise disposed of separately from the main dwelling.
- 6 The internal ground floor door between the proposed converted garage and the main dwelling currently known as 6 Blenheim Court, Willand, EX15 2TE, as shown on the proposed floor plans drawing number 003, dated and received by the Local Planning Authority on 22.01.16, shall at all times be retained as a door capable of opening.

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 to ensure surface water is managed appropriately in accordance with: Local Plan Part 3 (Development Management Policies) DM2 and DM13.
- 4 To safeguard the privacy of the occupiers of 6 Pearmain Close in accordance with Mid Devon Core Strategy (Local Plan 1) COR2, Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure that the garage conversion and first floor extension remains ancillary to the existing dwelling and is not sold or occupied separately from the main dwelling. The application has been considered as an extension only and there are inadequate parking and amenity facilities for an additional dwelling on the site.
- 6 To ensure that the garage conversion and first floor extension is not separated from the main dwelling, and remains accessible from the main dwelling at all times. The application has been considered as an extension only and there are inadequate parking and amenity facilities for an additional dwelling on the site.

Reasons

The proposed garage conversion, extension and erection of a detached garage in terms of scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling. The proposal is not considered to result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM2 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

16/00170/HOUSE	1 Gatehouse Close Cullompton Devon EX15 1JJ	Erection of two-storey side extension over existing garage	PERMIT	DEL	05/04/2016
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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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM13.

Reasons

The application for the erection of a two storey extension at 1 Gatehouse Close 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 or adverse impact on the drainage of the area. 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 (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.

16/00192/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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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).

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.

16/00207/TPO	Land at NGR 303415 110522 Meadow Park Willand Devon	Application to fell 6 Sycamores, 1 Field Maple and 11 Elm trees and reduce the crown of 1 Beech tree protected by Tree Preservation Order 75/00015/TPO	PERMIT	DEL	04/04/2016
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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) Fell 6 Sycamores, 1 Field Maple, 1 Ash b) Crown reduce by 3m 1 Beech

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 trees and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works are considered to be sufficiently justified

16/00213/FULL	98-100 West-Exe South Tiverton Devon EX16 5DH	Conversion of part of building to a dwelling	PERCON	DEL	05/04/2016
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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 No development shall take place until details and 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 and samples and be so retained.
- 4 No development shall begin until working details of the new external windows and rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows and rooflights shall be in accordance with these approved details, and be so retained.
- 5 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part relating to the enlargement of the dwellinghouses, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.
- 7 Development to be undertaken in accordance with the 'Flood Risk Assessment for the proposed conversion of the rear of 98 to 100 West-Exe South, Tiverton, Devon, EX16 5RH - Revision A' received by the Local Planning Authority on 9 February 2016.

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 Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the conservation area.
- 5 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 6 To safeguard the visual amenities of the area and the character and appearance of the building in accordance with COR2 and DM2.
- 7 To ensure adequate mitigation is provided within the flood zone.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed conversion of part of the building at 98-100 West-Exe South, Tiverton, to a one bedroom dwelling is considered to be appropriate and will make effective use of land and provide housing. The town's facilities are within reasonable walking and cycling distance and the lack of dedicated private parking provision within the current proposal for a single bedroomed property is therefore deemed acceptable. The dwelling to be provided has suitable internal and external space which does not compromise the amenity of neighbouring properties. As such, it is considered that the proposed development is in accordance with policies DM2, DM8, DM14, and DM27 of the Local Plan Part 3 (Development Management Policies), COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework. There are no other material considerations to militate against the grant of planning permission and conditional approval is recommended.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

16/00225/HOUSE	Avondale Hemyock Cullompton Devon EX15 3XA	Erection of a conservatory and a garage	PERMIT	DEL	07/04/2016
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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.

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 conservatory and garage at Avondale, Hemyock which is located outside of a defined settlement boundary, is considered supportable in policy terms. The scale and design of the proposals, including the materials palette, is considered to be acceptable for the nature of the proposed conservatory and garage, and is therefore considered to respect the character, scale, setting and design of the existing dwelling. Overall it is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties. As such, it is considered that the proposals are 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, DM8, DM13 and DM29 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.

16/00226/HOUSE	1 Coombe View Stockleigh Pomeroy Crediton Devon EX17 4BH	Erection of an extension	PERMIT	DEL	05/04/2016
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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.

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 single storey 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. Although the proposed extension will sit close to the boundary with the neighbouring property, that has a similar extension, given the overall scale it is not considered that the development would result in any significant adverse impacts to the amenity of occupiers of the neighbouring property. The proposed development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 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.

16/00229/FULL	Believer Lurley Tiverton Devon EX16 9QS	Variation of condition (3) of planning permission 13/00796/FULL to include use as holiday let	PERMIT	DEL	07/04/2016
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 The existing annex shall be used only as additional accommodation in connection with the use of Bellever as a single private dwellinghouse, or a use as a holiday let (in accordance with condition 4 of this notice). The annex shall not be sold, let (with the exception of condition 4 of this notice) or used as a separate dwelling.
- 3 (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.
- 4 The existing annex shall not be occupied for holiday purposes until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of new boundary treatment/screening on the southern boundary of the site. All planting, seeding, fencing, or earth reprofiling comprised in the approved details of landscaping shall be carried out prior to the first occupation of the annex as holiday accommodation, and any trees or plants which, within a period of five years from their planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. The boundary treatment shall be retained thereafter.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 The site is in the open countryside where provision of new dwellings without special justification is restricted by policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 3 The site is in the open countryside where provision of new dwellings without special justification is restricted by policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 4 To protect the privacy and amenity of the neighboring dwellings in accordance with policy DM2 of the Local Plan Part 3.

Reasons

The proposed holiday let will not impact on the character and appearance of the area, involves the use of an existing building, is reasonably justified, has an adequate level of parking and subject to condition is not considered to harm the privacy or amenity of the occupiers of neighbouring properties. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007, DM2, DM8 and DM24 of the Local Plan Part 3, and the National Planning Policy Framework.

Reasons

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

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<p>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.</p>					
16/00231/HOUSE	Holly Bush Barn Ashill Cullompton Devon EX15 3NL	Alterations to the fenestration of front, end and rear elevations and replacement of plexiglass roof with tiled roof	PERMIT	DEL	08/04/2016

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 The external finishes of the development hereby permitted shall match in colour, style, bonding and texture those of the existing building 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 works in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Policies DM1, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application for alterations to the fenestration of front, end and rear elevations and replacement of plexiglass roof with tiled roof at Holly Bush Barn, Ashill is considered to be supportable in policy terms. The overall design is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following Policies: COR2 and 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 the determination of 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.

16/00233/HOUSE	Homedale Cheriton Bishop Exeter Devon EX6 6JD	Formation of an additional vehicular entrance	PERMIT	DEL	05/04/2016
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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.

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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.
- 3 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.

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 the interest of highway safety to prevent surface water discharging onto the highway.

Reasons

The application for the formation of an additional vehicular access is considered to be supportable in policy terms. The new access will enable the residential traffic to be separated from the traffic associated with the engineering business operating at the site. The proposal also provides highway safety improvements in terms of improving visibility for the existing access and providing a collision restraint system for the adjacent bridge parapet. The design of the proposed new entrance, including the new stone walling, is considered to be acceptable and would not detract from the character and appearance of the existing dwelling or the wider area. The proposal would not result in over development of the dwelling curtilage or result in any significant adverse impacts to the amenity of occupiers of nearby dwellings. On this basis the proposal is considered to be acceptable 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.

16/00236/HOUSE	Goodiford Barn Kentisbeare Cullompton Devon EX15 2AS	Erection of a greenhouse and a potting shed	PERMIT	DEL	06/04/2016
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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.

Reasons

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

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Reasons

The application scheme for the erection of potting shed and greenhouse in the rear garden area of this domestic property is considered to be supportable in principle. The scale, design and material palette of the structures is considered to be acceptable and would not harm the character and appearance of the area. Given the siting of the building in relation to nearby properties, it is not considered that there would be any significant adverse impacts on the amenity of neighbouring properties as a result of the proposed structures. On this basis the proposal is considered to comply with the following policies; COR2 and COR18 of the Local Plan Part 1; DM1, DM2 and DM13 of the Local Plan Part 3 and the National Planning Policy Framework.

Reasons

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

16/00237/FULL	Land at NGR 305679 108203 (Goodiford Barn) Kentisbeare Devon	Erection of an agricultural storage shed	PERMIT	DEL	07/04/2016
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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 storage shed hereby approved, shall be used only for agricultural purposes reasonably necessary on the holding to which it relates. On it becoming redundant for such purposes, it shall be demolished and all result materials removed from the site within 3 years of the date this occurs.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the rural character of the area in accordance with policy DM22 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposed erection of agricultural storage shed is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting the smallholding activity on the site. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical small scale agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan part 3, and the National Planning Policy Framework.

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.

16/00239/HOUSE	10 Hederman Close Silverton Exeter Devon EX5 4HW	Erection of extensions to rear	PERMIT	DEL	08/04/2016
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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 new first floor window shown on the northern elevation (plan reference 02/P/16) shall be obscure glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor in which the window is installed.

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 protect the privacy of the neighbouring dwelling in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme for the erection of a side and rear extension is considered to be supportable in policy terms. The proposed extensions are considered to respect the character, scale, setting and design of the existing dwelling, and would not result in an overdevelopment of the dwellings curtilage. Given the proposal siting, it is not considered that it would result in a significant adverse amenity impacts. A condition is recommended to the obscure glazing of a window to prevent any overlooking. The proposals development is considered to be in accordance with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00252/FULL	Land at NGR 290840 104965 (Church Farm Barn) Cadbury Devon	Construction of a manege	PERMIT	DEL	08/04/2016

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 The proposal shall not be used as a business or the in connection within any business.

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 prevent an unacceptable number of highway movements on the local highway network in accordance with Policies DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

Reasons

In summary, the proposal is unlikely to result in any significant impacts to the character and appearance of the surrounding area, the amenity of any local residents, or an unacceptable impact on the local highway networks. The proposal is considered compliant with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM23 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.

16/00255/LBC	Pines Cottage Church Street Morcharde Bishop Crediton Devon EX17 6PJ	Listed Building Consent for installation of replacement windows	PERMIT	DEL	07/04/2016
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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.

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

Reasons

The proposed replacement of existing windows that are in poor condition with new traditional casement windows is a necessary action and will ensure the longevity of the listed building. It is not considered that the proposal will result in the loss of any valuable historic fabric. The proposal is therefore considered to be acceptable in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and Government advice in the National Planning Policy Framework.

16/00257/LBC	Coldharbour Mill Coldharbour Uffculme Cullompton Devon EX15 3EE	Listed Building Consent for installation of lift between lower and upper levels of combing shed	PERMIT	DEL	07/04/2016
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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.

Reasons

The proposed lift is considered to be acceptable ion design, materials and location. Therefore, as the less than substantial harm arising from the proposal is offset by public benefits it is in accordance with policy DM27 and paragraphs 132 and 134 of the National Planning Policy Framework.

16/00265/FULL	Land at NGR 296788 106606 (Dorweeke Cross) Silverton Devon	Erection of extension to existing agricultural storage building	PERMIT	DEL	07/04/2016
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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.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed erection of extension to existing agricultural storage building is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan part 3 and the National Planning Policy Framework.

Reasons

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

16/00270/LBC	Timewell House Morebath Tiverton Devon EX16 9BY	Listed Building Consent for removal of a chimney stack, installation of replacement window and internal alterations	PERMIT	DEL	04/04/2016
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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.

Reasons

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

16/00354/FULL	Land at NGR 308611 111134 (Moorcroft) Ashill Devon	Erection of a stable, tack room and store	PERMIT	DEL	08/04/2016
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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.

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3 The stable building hereby approved shall only be used for private equestrian purposes in connection with the occupation of 2 Moorcroft, and shall not be let, used or sold 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 prevent as unacceptable increase in traffic on the local highway network in accordance with policy DM23.

Reasons

The application scheme proposes the erection of a stable, tack room and store. The design, scale, location and materials proposed for the new building are considered to be acceptable. Given the siting of the building and the scale of the equestrian use, it is not considered that the scope of change proposed would impact upon the privacy of or amenity of the occupants of any neighbouring dwellings. On the basis that the proposed stable building is for the private use of the occupants of the existing property only, it is not considered that the application proposals will result in an unacceptable impact on the local highway network. Given the siting and location of the new building and hard surfaced area it is overall not considered that it will harm the character and/or the visual amenities of the surrounding area. The application scheme is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM23 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 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.

16/00369/TPO	Strathculm Lodge Strathculm Road Hele Exeter EX5 4PR	Application to remove 1 Yew tree protected by Tree Preservation Order 92/00004/TPO	PERMIT	DEL	08/04/2016
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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) Fell Yew tree as shown on plan.
- 4 The tree that is to be removed shall be replaced by *Taxus baccata* 'fastigiata' 15litre pot supplied in accordance with BS8545:2014 Trees: from independence in the landscape - Recommendations. The tree is to be planted within 2m of the felled tree, or other such species and location as may be agreed in writing with the Local Planning Authority. The replacement tree should be planted in the next growing season following the felling of the tree and in accordance with the above specification should they be damaged, uprooted, destroyed or die.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

Due to the low amenity value of this tree Mid Devon District Council Tree Officer has no objection to the felling and replacement of this tree.
