

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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
<p>Reasons</p> <p>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.</p> <p>Reasons</p> <ol style="list-style-type: none"> 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. 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. 					

15/01822/MFUL	Alexandra Lodge 5 Old Road Tiverton Devon EX16 4HQ	Erection of 45 Extracare apartments and provision of associated communal facilities, car parking and landscaping, renovation of Alexandra Lodge following demolition of former stable block and extensions	PERCON	COMM	15/04/2016
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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 the commencement of the construction of the buildings hereby approved, samples of the materials to be used for all the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 No hard landscaping works in the areas shown on the approved plan(s) shall begin until 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, (in any phase) and shall be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		Prior to their installation, working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.			
6		The external doors, door frames and windows hereby approved shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.			
7		Prior to their installation details of all rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority. The rainwater goods installed shall be in accordance with the approved details and shall be so retained.			
8		All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.			
9		Before and during the construction of the development hereby approved, the tree protection measures set out in the submitted Tree Survey and Arboricultural Impact Assessment shall be strictly adhered to at all relevant times.			
10		Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on the approved plans shall be provided, 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 for all users of the development.			
11		The vehicle parking shown on the approved plan shall be marked out in accordance with the layout on drawing numbered 4103-P2-0111A prior to the vehicle parking first being brought into use. The parking spaces shall be so retained for vehicles visiting the site.			
12		No development shall begin until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall first have been submitted to, and be approved in writing by, the Local Planning Authority.			
13		Prior to the first occupation of the development hereby approved a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and be approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.			
14		No development shall begin until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include: (a) the timetable for the works (b) daily hours of construction and deliveries (c) details of any road closures (d) details of the hours during which construction and delivery traffic will travel to and from the site (e) identification of areas for parking, loading and unloading and storage during development (f) details of wheel washing facilities, road sweeping and other measures to ensure no mud or debris is deposited on any public highway (f) dust, odour, noise and vibration management and include details of site registration with a considerate constructors scheme or equivalent. The development shall be carried out strictly in accordance with the approved details.			

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 setting, character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM27.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the setting of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM27.			
6		To ensure the use of materials and detailing appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM27.			
7		To ensure the use of materials/detailing appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM27.			
8		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
9		To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
10		In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.			
11		In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.			
12		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) and guidance in the National Planning Policy Framework.			
13		In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling, in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).			
14		To ensure the development is carried out in a manner which minimises nuisance to existing residents and to prevent mud and other debris being deposited on the public highway in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).			

Reasons

In the opinion of the Local Planning Authority the public benefits of the development outweigh any harm to the setting of the heritage asset in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01824/LBC	Alexandra Lodge 5 Old Road Tiverton Devon EX16 4HQ	Listed Building Consent for the erection of 45 Extracare apartments and provision of associated communal facilities, car parking and landscaping, renovation of Alexandra Lodge following demolition of former stable block and extensions	PERCON	COMM	15/04/2016

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 Prior to the commencement of the construction of the buildings hereby approved or commencement of works to the listed building, samples of the materials to be used for all the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 Prior to their installation, working details of any new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 5 Prior to their installation details of all rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority. The rainwater goods installed shall be in accordance with the approved details and shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the setting, character and appearance of the listed building in accordance with Local Plan Part 3: (Development Management Policies) Policy DM27.
- 4 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the character and appearance of the listed building in accordance with Local Plan Part 3 (Development Management Policies) Policy DM27.
- 5 To ensure the use of materials/detailing appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the listed building in accordance with Local Plan Part 3 (Development Management Policies) Policy DM27.

Reasons

In the opinion of the Local Planning Authority the public benefits of the development outweigh any harm to the setting of the heritage asset in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01896/FULL	Land and Buildings at NGR 287218 122517 (North Esworthy) Oakford Devon	Conversion of redundant barns to form 2 dwellings and alterations to animal houses to form garden areas (Revised scheme)	PERCON	DEL	12/04/2016

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 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 enlargement, improvement, alteration, porch, building or enclosure, swimming or other pool, container, chimney, flue, soil and vent pipe shall be carried out to either dwelling without the Local Planning Authority first granting planning permission.
- 4 No development shall begin until details of the materials to be used for all the external surfaces of the buildings have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 5 The external doors, door frames and windows hereby approved shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.
- 6 Prior to their installation, details of the rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Once installed the rainwater goods shall be permanently retained in accordance with the approved details.
- 7 Prior to their installation, details of any flues, vents and pipework shall be submitted to and approved in writing by the Local Planning Authority. Once installed the flues, vents and/or pipework shall be permanently retained in accordance with the approved details.
- 8 Upon the first occupation of dwelling 1, the vehicular access to the north of dwelling 1 (as shown on drawing 1029-10 P4), shall permanently cease to be used to access the agricultural buildings to the north of this access.
- 9 Prior to the first occupation of dwelling 1, the fence that separates dwelling 1 and the yard associated with the agricultural buildings to the north, as shown on drawing 1029-10 P4, shall be provided in accordance with details that have first been approved in writing by the Local Planning Authority. Once provided the fence shall be permanently retained.
- 10 No development shall begin until a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to, and approved in writing by, the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM27

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM27.			
6		To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM27.			
7		To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM27.			
8		In the interests of protecting the safety of those using the access and the safety of all users of the adjacent highway.			
9		In the interests of protecting the amenities of the occupiers of dwelling 1 in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			
10		To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policies DM11 & DM27 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal is considered to provide two good sized dwellings through the conversion of traditional stone agricultural buildings. The design is sensitive to the listed status of the buildings and retains the character of the buildings and their surroundings as well as maintaining the biodiversity interest in the buildings. Acceptable access can be achieved to the two dwellings. The proposal provides a contribution of £2884.00 towards the off site provision of public open space. The proposal is in accordance with Policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), Policies DM2, DM8, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and has been recommended for approval.

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.

15/01897/LBC	Land and Buildings at NGR 287218 122517 (North Esworthy) Oakford Devon	Listed Building Consent for the conversion of redundant barns to form 2 dwellings and alterations to animal houses to form garden areas	PERCON	DEL	12/04/2016
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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.
- 3 No development shall begin until details/samples of the materials to be used for all the external surfaces of the buildings have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 The external doors, door frames and windows hereby approved shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.
- 5 Prior to their installation, details of the rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Once installed the rainwater goods shall be permanently retained in accordance with the approved details.
- 6 Prior to their installation, details of any flues, vents or pipework shall be submitted to and approved in writing by the Local Planning Authority. Once installed the flues, vents and/or pipework shall be permanently retained in accordance with the approved details.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM27.
- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM27.
- 5 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM27.
- 6 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 Local Plan Part 3 (Development Management Policies) DM27.

Reasons

The proposal is considered to provide two good sized dwellings through the conversion of traditional stone agricultural buildings. The design is sensitive to the listed status of the buildings and retains the character of the buildings and their surroundings. The proposal is in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and has been recommended for approval.

15/01920/FULL	Pylemoor Manor Washfield Tiverton Devon EX16 9RF	Replacement of shingle roofing with natural slate	PERMIT	DEL	15/04/2016
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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 proposal for the replacement of existing shingle roofing with a natural slate roof at Pylemoor Manor, Washfield is considered to be acceptable. It is not considered that replacement of the roof would have an impact on the amenity of any nearby properties. 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) and DM1, DM2 and DM27 of the Local Plan part 3 (Development Management Policies).

Reasons

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

15/01921/LBC	Pylemoor Manor Washfield Tiverton Devon EX16 9RF	Listed Building Consent for replacement of shingle roofing with natural slate	PERMIT	DEL	15/04/2016
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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 approved natural slate sample provided to the Local Planning Authority is a Carreg Blue Grey Strongs UKS EN12326 500mm x 250mm. This approved slate shall be used for the re-roofing of Pylemoor Manor and be retained, unless a further sample is submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposal for the replacement of existing shingle roofing with a natural slate roof at Pylemoor Manor, Washfield will not result in significant harm to the character or appearance of the listed building. On this basis the proposal is considered to be acceptable in accordance with Local Plan Part 3 (Development Management Policies) Policy DM27 and guidance with the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

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).

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/02004/FULL	Holes Cottage Bary Close Cheriton Fitzpaine Crediton Devon EX17 4JH	Conversion of redundant building to dwelling	PERCON	COMM	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 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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.

16/00030/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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

16/00121/PNCOU	Meadwell Green Cheriton Bishop Devon EX6 6JD	Prior notification for change of use of an agricultural building to a dwelling under Class Q	APA	DEL	15/04/2016
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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 numbers 100-01 and 100-03 including the western part of the building currently attached to the part of the building proposed to change use, shall be demolished.
- 3 Prior to first occupation of the proposed residential unit a 2m high solid sound barrier shall be provided along the perimeter of the site bordering the A30. This barrier shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
		4 Without the removal of the part 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 conflicting uses.			
		5 To provide a sound barrier for the benefits of the amenities of future occupiers of the proposed dwelling.			

16/00190/OUT	Green Acres Farm Coldridge Crediton Devon EX17 6BW	Outline for the erection of a dwelling	REFUSE	DEL	11/04/2016
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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 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. National and local planning policy states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances to justify an approval. No substantial case has been submitted for the provision of a dwelling in this rural location. It is not considered that the proposal is considered to amount to special circumstances and considered to carry sufficient weight so as to override local and national policy. The proposed residential development is considered to be in conflict with policies COR1, COR12 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), and the National Planning Policy Framework (notably Part 6 Paragraph 55).
- 2 The application proposals do not include a contribution towards the provision of open space. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan (Local Plan Part 2), and Supplementary Planning Document: The provision and Funding of Open Space Through Development (May 2008).
- 3 The application proposals do not include a contribution towards the implementation of the Council's Air Quality Action Plan. The development is therefore contrary to Policy AL/CRE/8 of the Allocations and Infrastructure Development Plan (Local Plan Part 2), and Supplementary Planning Document on Air Quality and development (May 2008).

16/00193/HOUSE	Swandhams Barn Sampford Peverell Tiverton Devon EX16 7ED	Erection of first floor extension with 2 balconies	REFUSE	DEL	14/04/2016
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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 the determination of 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.

Reasons

- 1 The proposed first floor extension and associated balconies, by reason of its location, scale, massing, design and relationship with the existing dwelling, is considered to detract from the character, appearance and setting of the existing building contrary to Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00199/FULL	Land at NGR 308770 111580 Craddock Lane Ashill Devon	Erection of an agricultural livestock/storage building	PERMIT	DEL	11/04/2016

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 building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be 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 In the interests of the visual amenities of the area should the building no longer be required for agricultural purposes, in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed agricultural building by virtue of its scale, design and location is not considered to substantially harm the privacy or amenity of the occupiers of another dwelling and is compatible with the surrounding area in terms of its agricultural use. Although relatively imposing and isolated, the proposal is sufficiently screened by the existing hedging and topography and would provide appropriate agricultural use to the holding. As such the proposal is considered to comply with policies DM1, DM2, and DM22 of 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 discussions and dealing with 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.

16/00208/HOUSE	Chapel Cottage Holcombe Rogus Devon TA21 0ND	Erection of extensions	PERMIT	DEL	14/04/2016
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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 materials to be used on the extensions shall be render for the walls and natural slate for the roof, both to match the materials on the existing dwelling.

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 preserve the character of the building and the character and appearance of the conservation area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the proposed extension has been designed to be in keeping with the existing dwelling, using matching materials, and is not considered to harm the character and appearance of the conservation area. In addition, it is not considered to have a material impact on the privacy or amenity of neighbouring occupants. The proposal is considered to comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

16/00231/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
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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 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

16/00239/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.

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.

16/00251/CLU	Country House (The Annexe) Fore Street Kentisbeare Cullompton Devon EX15 2AD	Certificate of Lawfulness for the continued use of 'The Annexe' as a separate dwelling for a period in excess of 4 years	PERMIT	DEL	11/04/2016
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Conditions

- 1 From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority, on the balance of probability The Annexe has been occupied continuously as a separate dwelling for a period in excess of four years. The certificate granted demonstrates what the Local Planning Authority considers to be the relevant area of occupation as a separate dwelling, this includes The Annexe, its parking and access.

16/00252/FULL	Land at NGR 290840 104965 (Church Farm Barn) Cadbury Devon	Construction of a manege	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 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).

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.

16/00253/FULL	Land and Buildings at NGR 282304 102382 (Town Barton) Sandford Devon	Siting of a temporary agricultural workers caravan	PERMIT	DEL	13/04/2016
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Conditions

- 1 The use hereby permitted shall be for a limited period, being the period of 3 years from the date of this decision. At the end of this period, the use hereby permitted shall cease and all materials and equipment brought onto the land in connection with the use hereby approved shall be removed, including the dwelling, parking and hardstanding areas, fencing and associate paraphernalia, and the land shall be restored to its former state of grassed agricultural grazing land within a period of 6 months in accordance with a scheme of work first submitted to and approved in writing by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development hereby approved shall not be brought into its intended use until the 2 no.parking facilities have been provided and which shall be retained for that purpose at all times during the term of this consent.
- 4 The occupation of the temporary agricultural worker's dwelling shall be limited to a person solely or mainly working in agriculture (as defined by Section 336(i) of the Town and Country Planning Act 1990) on the holding known as Town Barton Farm, or a widow or widower of such a person, or tie any dependants.
- 5 No floodlights or other form of external lighting shall be installed on the site without the prior permission, in writing, of the Local Planning Authority.

Reasons

- 1 To accord with the nature of the application. A temporary use is justified to ensure that the business will remain sufficiently financially sound in accordance with Policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 2 For the avoidance of doubt and in the interest of proper planning.
- 3 To ensure that adequate facilities are available for the traffic attracted to the site and having regard to the requirements of Policy DM8 of the Local Plan Part 3 (Development Management Policies).
- 4 The site is located outside a defined settlement limit, in the open countryside, where national and local planning policies restrict the erection of new dwellings without special justification. The temporary permission has been granted on the basis of a considered essential need on the holding and relates and relates to the need to further develop and manage the holding in accordance with Policy DM10 of Local Plan Part 3 (Development Management Policies).
- 5 For the avoidance of light pollution and to minimis disturbance to any bats or other protected European species.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The current proposal is acceptable in that the applicant has demonstrated an essential need for an agricultural worker to be at or close to the site in order to meet with the needs of the agricultural business and no suitable alternative accommodation is available nearby. The applicant has demonstrated that the business has been planned on a sound financial basis and the grant of a temporary permission for 3 years will allow the applicant time to further develop the business and demonstrate its continuing profitability and sustainability. There is also clearly an established functional need on the grounds of animal welfare and security. Intensive dairy farming requires that a livestock person be available more or less 24 hours/day, housed in close proximity to the stock, and ideally within sight and sound of the dairy unit. Accordingly the proposal meets with the requirements of policies COR1, COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM1, DM2, DM8 and DM10 of Local Plan Part 3 (Development Management Policies), and guidance as set out in National Planning Policy Framework. A temporary planning permission is hereby granted subject to conditions.

Reasons

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

16/00256/HOUSE	Ivy Cottage Ham Place Tiverton Devon EX16 6PQ	Erection of extension	PERMIT	DEL	14/04/2016
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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 the development hereby permitted is first brought into its permitted use the velux windows in the flat roof shall be glazed with translucent glass, and be so retained.
- 4 The development hereby permitted shall incorporate flood resilient measures and materials as set out in the schedule provided by the applicant entitled 'Details of Flood Proofing/Resilience and Resistance Techniques for Ivy Cottage, Ham Place, Tiverton EX16 6PQ'. Once provided these flood resilient measures shall be permanently 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 safeguard the privacy of the occupiers of Ivy Cottage in accordance with Policy DM13 of the Local Plan Part 3: (Development Management Policies).
- 4 To minimise the risk of flooding and satisfy the requirements of the Environment Agency.

Reasons

The proposed development for the erection of a single storey extension are considered to respect the scale, character, setting and design of the existing dwelling, nor have any adverse impacts which cannot be controlled via condition and is therefore considered to be compliant with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13, DM14 and DM27 of the Local Plan Part 3: (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00272/FULL	Church View Uplowman Tiverton Devon EX16 7DR	Erection of a replacement porch	PERMIT	DEL	15/04/2016
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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 an extension is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling. Given the scale of the proposal it is not considered that it would result in overdevelopment of the dwelling curtilage. Given the scale of the extension and it's siting away from any neighbouring properties, it is not considered that it would result in any significantly adverse amenity impacts. The proposed development is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 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.

16/00278/FULL	Bark House Hotel Bampton Tiverton Devon EX16 9HZ	Removal of condition (b) of planning permission 83/01468/FULL relating to the annexe to allow for residential use	PERCON	DEL	15/04/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 4 Within one calendar month of the date on this decision notice, two parking spaces shall be provided in the area hatched red within the car park on the approved Land Ownership Map submitted with the application. These two parking spaces shall be permanently available for the sole use of the occupants of the property that is the subject of this application.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the development provides sufficient parking for residents in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies)

Reasons

The removal of planning condition (b) of planning permission 83/01468/FULL relating to the annexe to allow for residential use is justified on the basis the condition is no longer reasonable given the change in financial circumstances of the hotel and the absence of a need for on-site staff (other than the owners where separate accommodation is provided above the hotel). The proposal is not considered to result in any negative impacts on the future occupants of the cottage or hotel, nor on the wider area. The development is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8 and DM14 of the Local Plan Part 3 (Development Management Policies). Accordingly it is recommended that conditional planning permission be granted.

Reasons

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

16/00288/LBC	Rowes Farm Colebrooke Crediton Devon EX17 5JH	Listed Building Consent to rethatch front elevation using water reed to match rest of roof	PERMIT	DEL	12/04/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposed change of material to water reed will not be detrimental to the aesthetic character of the listed building. The loss of historic fabric will be confined to the top layers of wheat reed to the extent that is necessary to attach the new thatch. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Policy DM27 and Government advice in the National Planning Policy Framework.

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.
- 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.

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 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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00393/TPO	6A Burchier Close Bampton Tiverton Devon EX16 9AG	Application to remove 1 Cherry tree protected by Tree Preservation Order 06/00006/TPO	REFUSE	DEL	12/04/2016

Reasons

1 To preserve the amenity value of the remaining tree and due to the lack of arboricultural justification this application should be refused.
