

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01604/MFUL	Land at NGR 288027 116786 (Gibbett Moor Farm) Templeton Devon	Erection of 5 poultry units (5040 sq. m) and biomass boiler unit; formation of attenuation pond, access track, and hardstanding; landscaping; and associated infrastructure	REFUSE	COMM	22/04/2016

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.

Reasons

- 1 Due to the scale and siting of the proposed poultry units and associated infrastructure, the development is considered by the Local Planning Authority to have a harmful effect on the rural landscape character and visual amenities of the area, and it has not been demonstrated that this harm could be satisfactorily mitigated. The application is considered to be contrary to policies COR2 and COR18 of the Mid Devon Core Strategy 2007 (Local Plan Part 1), DM2, and DM22 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.
- 2 In the opinion of the Local Planning Authority, due to the number and size of vehicular movements associated with the application travelling on the local highway network, in particular within the hamlet of Nomansland and the surrounding narrow rural roads, is likely to cause significant impact upon residential and pedestrian amenity. The application is considered to be contrary to policies COR9 of the Mid Devon Core Strategy and policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

15/01938/FULL	Wellington Boots 31 Gold Street Tiverton Devon EX16 6QB	Change of use from A1 (Shop) to A1 (Shop) and D1 (Treatment Rooms)	PERMIT	DEL	27/04/2016
---------------	---	--	--------	-----	------------

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.

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
------------	---------	----------	----------	---------------	---------------

Reasons

The change of use of the building to provide a mixed use of A1 (shop) and D1 (Treatment Room) is considered to be in accordance with policies COR13 Mid Devon Core Strategy (Local Plan Part 1), and policies DM2, DM16, DM18, DM27 Local Plan Part 3 (Development Management Policies). The proposed use of the building will retain a retail function as well as allowing the customer choice in Gold Street to diversify to enable the osteopathy/physio use proposed. The primary shopping area will not be detrimentally effected by the mixed use which is considered to enhance the retail function and vitality and viability of the town centre. The physical changes to the building are minimal and include the insertion of new internal walls and the external repair and repainting of the shop frontage. The changes will not have a detrimental impact on the appearance or character of the premises.

Reasons

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

15/01939/ADVERT	Wellington Boots 31 Gold Street Tiverton Devon EX16 6QB	Advertisement Consent to display 1 non-illuminated fascia sign	PERMIT	DEL	27/04/2016
------------------------	--	--	--------	-----	------------

Conditions

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

Reasons

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

Reasons

Subject to the imposed conditions, the proposed non-illuminated fascia will not harm public safety and will not be of detriment to the amenity of the locality or the character or appearance of the conservation area. The proposed advert is in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), and the National Planning Policy Framework (paragraph 67 in particular).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00053/FULL	Selgars Mill Uffculme Cullompton Devon EX15 3DA	Erection of timber frame building to house a biomass boiler and storage section for wood chip fuel	PERMIT	DEL	25/04/2016

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 timber cladding of the building shall be left un-treated and be so retained.
- 4 The building is to be used for the housing of a boiler and related fuel storage associated with the site only and for no 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 ensure the building will respect the character of the Mill and the area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 Due to the building being within Flood Zone 2 and close to a heritage asset it is considered that the building should be used only for its intended purpose in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed timber frame building to house a biomass boiler and storage of wood chip fuel by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings, the heritage asset and Flood Zone 2 where the building is located. As such the proposal is considered to comply with Policies DM2 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00222/HOUSE	Timewell House Morebath Tiverton Devon EX16 9BY	Alterations to garden including replacement of existing wall, relocation of existing swimming pool, re-profiling of garden land, and creation of new walls	PERMIT	DEL	27/04/2016

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.

Reasons

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

Reasons

The proposed development is considered to be acceptable and justified and does not harm the setting of the listed building nor have adverse impacts on occupiers of neighbouring properties or long term impacts on the character and appearance of the surrounding area. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13, DM27 and COR18 of Mid Devon Core Strategy (Local Plan Part 1) 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 pre application discussion and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00241/HOUSE	Chapters 11 Church Road Silverton Exeter Devon EX5 4HS	Erection of ground and first floor extensions	PERMIT	DEL	27/04/2016
----------------	---	---	--------	-----	------------

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 Before the development hereby permitted is first brought into its permitted use the higher of the two windows in the north elevation of the first floor extension shall be glazed with translucent glass, and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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

3 To safeguard the privacy of the occupiers of Chapters and reduce overlooking of neighbouring properties in accordance with Policy DM13 of the Local Plan Part 3: Development Management Policies.

Reasons

The proposed development for the erection of ground floor and first extensions 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 policies COR2 of Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13, and DM27 of the (Local Plan Part 3: (Development Management Policies).

Reasons

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

16/00262/FULL	9 Fore Street Cullompton Devon EX15 1JW	Erection of dwelling and alterations to existing garage	PERCON	DEL	29/04/2016
----------------------	--	--	--------	-----	------------

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 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 previously submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 No work shall 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.
- 5 Prior to their use, details and/or samples of the materials (including colour and texture of render, brick, guttering, downpipes, fascias, soffits and roofing materials, including integral solar panels) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details/samples and be so retained.
- 6 No hard surfacing works in the areas shown on the approved plans shall begin until details and/or 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 hard surfacing 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.
- 7 Prior to the installation of windows and doors, working details of the new external doors/door frames/windows/ including sections, mouldings and profiles, finishes and glazing shall have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 8 Prior to occupation of the dwelling, working details of the repair, materials and finish for the external boundary walls, are to be submitted to and approved in writing by the Local Planning Authority. Only such approved details shall be used and once provided such boundary walls shall be so retained and maintained in accordance with the approved details.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

9 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1 relating to extensions or alterations of the dwellings or their roofs or provision of outbuildings, etc, hard surfaces, or chimneys and flues, or Classes A, B of Part 2, of Schedule 2, relating to fences, gates or other structures within the curtilage of the building(s) shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development, in accordance with Policy DM27 of the Mid Devon Local Plan Part 3: (Development Management Policies) and Paragraph 141 of the National Planning Policy Framework.
- 4 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the visual amenities of the conservation area and the character and appearance of the building to be provided, and the amenities of neighbouring properties, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the proposed dwelling is in a sustainable location and is considered to be appropriately scaled and designed in terms of its impact on the street scene and the adjacent dwellings. The proposal is not considered to lead to an unacceptable impact on the privacy and amenity of any other neighbouring occupiers. There is provision of adequate amenity space for property commensurate with the size. There is provision of 2 parking spaces. The proposed dwelling is within the settlement limits of Cullompton and within walking distance of the main shopping area within the High Street and Fore Street. The proposed dwelling is considered to be appropriately designed for its use and location and in keeping with the area. The proposal is therefore considered to comply with the requirements of relevant Policies: COR1, COR2, COR9 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies), AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), Supplementary Planning Documents on the provision and funding of open space through development, air quality and development and provision of parking in new development and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

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

16/00266/FULL	Culm Valley Inn Culmstock Cullompton Devon EX15 3JJ	Retention of outside barbeque and pergola over existing beer garden	REFUSE	DEL	28/04/2016
---------------	--	---	--------	-----	------------

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 In the opinion of the Local Planning Authority, the intensification of existing public house use in a location in close proximity to residential properties is considered to lead to unacceptable adverse impacts on the amenities of occupants of nearby residential properties, in particular in terms of smoke and noise nuisances, with no acceptable mitigation proposed to reduce these impacts on residential amenity. The development is therefore considered to be contrary to Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 2 In the opinion of the Local Planning Authority, the design, scale and massing of the pergola covering the barbeque area is not in keeping with the character and appearance of the Culm Valley Inn, nor does it more widely respect the character and setting of the Culmstock Conservation Area or the Blackdown Hills Area of Outstanding Natural Beauty. The development is therefore considered to be contrary to Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM27 and DM29 of the Local Plan Part 3 (Development Management Policies).

16/00271/FULL	Land and Buildings at NGR 289189 119940 (Lodge A) & NGR 289602 120176 (Lodge B) Bellbrook Valley Trout Fishery Oakford Devon	Replacement of static caravan and timber framed lodge with two holiday lodges	PERMIT	DEL	27/04/2016
---------------	---	---	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 (i) the lodges shall be occupied for holiday purposes only. (ii) the lodges shall not be occupied as a person's sole or main place of residence. (iii) the owners shall maintain an up-to-date register of the names of all occupiers of individual lodges on the site, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 The existing caravan detailed on drawing number 1554/D002, Titled: Site Plan - Lodge A, shall be removed from the Bellbrook Valley Trout Fishery prior to the first occupation of Lodge A.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policies DM2 and DM24 of the Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework (NPPF).
- 4 To safeguard the character and appearance of the area and avoid additional holiday accommodation within the open countryside in accordance with policies DM2 and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies) and COR18 of the Mid Devon Core Strategy (Local Plan Part 1)

Reasons

The proposed holiday let will not impact on the character and appearance of the area, involves the replacement of existing structures, is reasonably justified, has an adequate level of parking and 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 (Local Plan Part 1), 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.

16/00280/FULL	Land and Buildings at NGR 283594 102559 (Venn Farm) Crediton Devon	Erection of timber stable block (comprising 2 stables, tack room and feed room) following removal of existing looseboxes and silage clamp	PERMIT	DEL	25/04/2016
----------------------	--	---	--------	-----	------------

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.

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
------------	---------	----------	----------	---------------	---------------

Reasons

The application scheme proposes the erection of a timber stable block (comprising 2 stables, tack room and feed room) following removal of existing looseboxes and silage clamp. The design, scale, location and materials proposed for the new building are considered to be acceptable. Given the scale of the building and the likely scope of activity arising from its use, it is not considered that the proposal would result in a significant adverse impact on the local highway network. The site has a suitable access and there is sufficient room within the site for parking. Given the siting of the building and the scale of the equestrian use that it could accommodate it is not considered that the proposed building would impact upon the privacy or amenity of the occupants of any neighbouring dwellings. The siting, design and location of the new building is such that it is not considered that the proposal will harm the character and/or the visual amenities of the surrounding area. The application scheme is considered to be in accordance with policies DM1, DM2 and DM23 of the Local Plan Part 3 (Development Management Policies), COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Government guidance in the National Planning Policy Framework.

Reasons

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

16/00301/FULL	Land at NGR 278816 103256 (Langlands Farm) New Buildings Sandford Devon	Erection of a free range poultry unit (532 sq. m)	PERMIT	DEL	25/04/2016
---------------	---	--	--------	-----	------------

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 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.
- 4 The existing hedge/trees on the west field boundary of the site shall be retained at a height of no less than 3.0 metres above adjoining site levels.
- 5 The site must be drained on a separate system of foul and surface water drainage with all clean roof and surface water being kept separate from foul drainage.
- 6 All foul drainage, including foul surface water run-off, must be disposed of in such a way to prevent discharge to a well, borehole or spring, or any watercourse, including any ditches with a connection to a watercourse.
- 7 There shall be no floodlighting unless an application in that regard is first submitted to and approved in writing by the Local Planning Authority.
- 8 The agricultural building hereby approved shall only be used for agricultural purposes reasonable and necessary on the holding to which it relates. On its becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 3 months of redundancy having been established.
- 9 No chicken waste which is generated as a result of the chicken rearing process to be undertaken in the building hereby approved shall be stored on the site, other than within the building hereby approved.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 To minimise the impact of the application scheme on the visual amenity of the area and having regard to Policies DM2 and DM22 of Local Plan Part 3 (Development Management Policies).
- 5 In the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).
- 6 In the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).
- 7 For the avoidance of light pollution and in this area of open countryside and to safeguard the amenity of the area having regard to Policies DM2, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).
- 8 In the interests of safeguarding the character and amenity of the area having regard to Policies COR18 of the Mid Devon Core Strategy (Local Plan 1), DM2 and DM22 of Local Plan Part 3 (Development Management Policies).
- 9 In accordance with the application scheme and in the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development is consistent with relevant planning policy and guidance relating to the development of such new agricultural buildings in the open countryside. The proposed development would be in accordance with the Development Plan, would not materially harm the character of the area, or the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The application is consistent with Policy COR18 of the Mid Devon Core Strategy (Local Plan 1), and Policies DM1, DM2, DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies) and Government Guidance as set out in National Planning Policy Framework and is accordingly recommended a grant of conditional consent.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included a site visit 21st March 2016. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00303/HOUSE	4 Coldharbour Uffculme Cullompton Devon EX15 3EE	Erection of extension to include installation of flue	PERMIT	DEL	22/04/2016
-----------------------	--	---	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The extension hereby approved shall be used as ancillary living accommodation to the existing dwelling (currently known as 4 Coldharbour), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application has been submitted and determined on the basis of an extension of the main dwelling and not as a separate dwelling house or for commercial purposes.

Reasons

The application scheme for the erection of extension to include installation of flue at 4 Coldharbour, Uffculme is considered to be acceptable. The proposal would not result in over development of the curtilage and is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extension is not considered to result in less than substantial harm to the character and appearance of the listed property and its setting, which is outweighed by the improvements to the living conditions of the occupants and the general upkeep of the property. The proposal is therefore considered to comply with the following policies; COR2 and COR17 of the Mid Devon Core Strategy, DM1, DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

16/00304/LBC	4 Coldharbour Uffculme Cullompton Devon EX15 3EE	Listed Building Consent for erection of extension to include installation of flue	PERMIT	DEL	22/04/2016
---------------------	---	---	--------	-----	------------

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The proposed roof lights shall be set flush with the plane of the roof and maintained as such.
- 4 The rendered external finishes of the development hereby permitted shall match in colour that of the existing building and be so retained.
- 5 The roof covering of the development hereby permitted shall be of natural slate. A sample and details of the type and size of natural slate shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the extension. Such approved slate shall be so used and retained.
- 6 The vertical timber weatherboard cladding hereby permitted shall be untreated and maintained as such. No other finishes shall be used unless these have been previously submitted to and approved in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the conservation of the appearance of the listed building in accordance with DM27 of the Local Plan part 3 (Development Management Policies).
- 4 To ensure the use of material finishes appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with DM27 of the Local Plan part 3 (Development Management Policies).
- 5 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 DM27 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with DM27 of the Local Plan part 3 (Development Management Policies).

Reasons

The proposal for the erection of extension to include installation of flue at 4 Coldharbour, Uffculme 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) DM27, and the National Planning Policy Framework.

16/00311/HOUSE	Exe Vale Washfield Devon EX16 5NA	Erection of two-storey extension (Revised scheme)	PERMIT	DEL	25/04/2016
-----------------------	-----------------------------------	---	--------	-----	------------

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.

Reasons

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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.

16/00314/FULL	Land and Buildings at NGR 265598 109297 (Upcott Farm) Wembworthy Devon	Erection of a free-range chicken rearing building (980 sq. m.)	PERCON	DEL	26/04/2016
---------------	--	---	--------	-----	------------

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 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.
- 4 The site must be drained on a separate system of foul and surface water drainage with all clean roof and surface water being kept separate from foul drainage.
- 5 All foul drainage, including foul surface water run-off, must be disposed of in such a way to prevent discharge to a well, borehole or spring, or any watercourse, including any ditches with a connection to a watercourse.
- 6 There shall be no additional external floodlighting unless an application in that regard is first submitted to and approved in writing by the Local Planning Authority.
- 7 The agricultural building hereby approved shall only be used for agricultural purposes reasonably and necessary on the holding to which it relates. On its becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 3 years of redundancy having been established.
- 8 Prior to the operation use of the building hereby approved the applicant shall submit to the Local Planning Authority for its approval a scheme for assisting wildlife biodiversity, to include bird and/or bat boxes, on the farm, and which scheme, once approved, shall be implemented within one year of such approval and thereafter so maintained.
- 9 Prior to the use of the building hereby approved the applicant shall submit to the Local Planning Authority for its approval in writing a management strategy for the storage of all the chicken waste which is generated at the site in advance of it being spread on the land as manure. Following the approval of the strategy the terms of the strategy shall be adhered to at all times.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the proposed development makes a satisfactory contribution to the enhancement of the visual amenity of the area and having regard to Policies DM2 ,DM22 and DM29 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		In the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).			
5		In the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).			
6		For the avoidance of light pollution and in this area of open countryside and to safeguard the amenity of the area having regard to Policies DM2, DM7, DM22 and DM29 of Local Plan Part 3 (Development Management Policies).			
7		In the interests of safeguarding the character and amenity of the area having regard to Policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM22 and DM29 of Local Plan Part 3 (Development Management Policies).			
8		In the interests of enhancing and conserving biodiversity otherwise having regard to Policy DM29 of the Local Plan Part 3 (Development Management Policies) and the Habitats Directive 1992.			
9		In accordance with the application scheme and in the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed development is consistent with relevant planning policy and guidance relating to the development of such new agricultural buildings in the countryside. The proposed development would be in accordance with the Development Plan, would not materially harm the character of the area, or the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The application is consistent Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM4, DM7, DM22 and DM29 of Local Plan Part 3 (Development Management Policies) and with Government Guidance as set out in National Planning Policy Framework and is accordingly recommended a grant of conditional consent.

Reasons

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

16/00317/FULL	Foxlands Farm Hockworthy Wellington Devon TA21 0NP	Erection of an agricultural building (520sqm)	PERMIT	DEL	27/04/2016
----------------------	---	---	--------	-----	------------

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.

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
------------	---------	----------	----------	---------------	---------------

Reasons

The proposed erection of an agricultural 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 COR2 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.

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.

16/00318/HOUSE	Jaspers Green Uplowman Tiverton Devon EX16 7DP	Erection of extension and conversion of existing garage to annexe	REFUSE	DEL	29/04/2016
-----------------------	--	---	--------	-----	------------

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 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 In the opinion of the Local Planning Authority, by virtue of the scale, mass and siting of the proposed extension of the existing garage and conversion to annexe accommodation, the scale is considered to be too large to be considered an appropriately scaled annexe with the proposed extensions to the existing garage building. The scale of the proposed annexe would effectively be tantamount to a new dwelling in the countryside with all facilities to be provided which would normally be found in a separate dwelling. The development is therefore considered to be contrary to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM13 of the Local Plan Part 3 (Development Management Policies) and Paragraph 55 of the National Planning Policy Framework.
- 2 In the opinion of the Local Planning Authority, the separation distance between the main dwelling and the proposed access is not considered to be close enough to the main dwelling to expect occupants of the annexe to share living facilities or have a functional relationship between them. The proposal is therefore tantamount to the erection of a new dwelling in the countryside and has not been justified in terms of special circumstances. It is considered to be contrary to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Paragraph 55 of the National Planning Policy Framework.

16/00320/HOUSE	Pilgrims Rest Exebridge Devon TA22 9BG	Installation of dormer window	PERMIT	DEL	27/04/2016
-----------------------	--	-------------------------------	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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

Reasons

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

Reasons

The application for the installation of dormer window at Pilgrims Rest, Exebridge is considered to be acceptable as a matter of principle. The overall scale and design of the proposed scheme is not considered an unacceptable level so as to refuse the application but is considered to be large in proportion to the roof slope on which it is to be installed. The proposed development would not result in the over development of the dwelling 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 due to the south westerly facing nature of the proposed dormer. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

16/00323/HOUSE	Bella Vista Coldridge Crediton Devon EX17 6AZ	Erection of a garden shed/garage	PERMIT	DEL	25/04/2016
-----------------------	--	-------------------------------------	--------	-----	------------

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.

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
------------	---------	----------	----------	---------------	---------------

Reasons

The application for the erection of a garden shed within the curtilage of this domestic property is considered to be supportable in policy terms. Although the shed will be sited in front of the property, given the scale and design of the proposed shed it is not considered that it would detract from the character, scale, setting or design of the existing property or dominate the appearance of the street scene. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage. Given the scale of the shed, the existing boundary treatment and the siting in relation to the neighbouring properties it is not considered that the proposal would result in significant adverse impact to the amenity of occupiers of nearby properties. The shed would be located within the existing parking area however the scheme retains two parking spaces and therefore it is not considered that the proposal would result in a significant adverse impact on the local highway network. 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, DM8, 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.

16/00327/HOUSE	34 Glebelands Road Tiverton Devon EX16 4EB	Erection of single storey extension and conversion of garage to granny annexe	PERMIT	DEL	27/04/2016
----------------	---	---	--------	-----	------------

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 annex hereby permitted shall be permanently retained for uses ancillary to the dwellinghouse known as 34 Glebelands Road, Tiverton, and the annex shall not be let, sold or otherwise occupied independently of that dwelling.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The accommodation to be provided is unsuitable for use as a permanent dwelling due to the close relationship to 34 Glebelands Road and inadequate facilities on site that would be required for a separate dwelling in this location.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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.

16/00334/HOUSE	15 The Oaks Yeoford Crediton Devon EX17 5PP	Erection of an extension	PERMIT	DEL	28/04/2016
----------------	---	--------------------------	--------	-----	------------

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.

Reasons

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

Reasons

The proposed development by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2, DM8 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Reasons

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

16/00341/FULL	Waterloo Cross Inn Uffculme Cullompton Devon EX15 3ES	Installation of replacement sewage treatment plant	PERMIT	DEL	28/04/2016
---------------	---	--	--------	-----	------------

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.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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

Reasons

The application for installation of replacement sewage treatment plant at Waterloo Cross Inn, Uffculme is considered supportable in policy terms. The proposed sewage treatment plant is to replace the existing plant which has reached the end of its life span and is beyond economic repair. The sewage treatment plant is to be sited underground and under the existing car park with only the maintenance kiosk and manhole covers visible above ground. As such there are not considered to be any issues with design or visual impacts. On this basis the application scheme is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1 and DM2 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.

16/00343/HOUSE	39 Coldharbour Uffculme Cullompton Devon EX15 3EE	Erection of a two storey extension to rear after demolition of porch and alteration of flat roof to pitched roof	PERMIT	DEL	25/04/2016
----------------	---	--	--------	-----	------------

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.

Reasons

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

Reasons

The application for the erection of a two storey extension to rear after demolition of porch and alteration of flat roof to pitched roof at 39 Coldharbour, Uffculme is considered to be acceptable as a matter of principal. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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.

16/00353/FULL	Land and Buildings at NGR 307313 112124 (Silverlands Farm) Uffculme Devon	Erection of an agricultural storage building	PERMIT	DEL	27/04/2016
---------------	---	---	--------	-----	------------

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.

Reasons

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

Reasons

The proposed agricultural building by virtue of its scale, design and location is not considered to materially harm the privacy or amenity of the occupiers of any nearby dwelling and is compatible with the surrounding area in terms of its agricultural use. Although relatively large, the proposal is sufficiently screened by the existing hedging topography and other buildings 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 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.

16/00364/FULL	Land at NGR 313028 116673 Blackdown Hill Road Hemyock Devon	Erection of an agricultural livestock/fodder building	PERMIT	DEL	28/04/2016
---------------	---	--	--------	-----	------------

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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 and AONB 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 DM22 and DM29 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 materially harm the privacy or amenity of the occupiers of another dwelling and is compatible with the surrounding AONB area in terms of its agricultural use. Although 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 COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM22 and DM29 of Adopted Mid Devon Local Plan Part 3.

Reasons

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

16/00367/TPO	4 Eastwick Barton Nomansland Tiverton Devon EX16 8PP	Application to remove 2 Ash trees protected by Tree Preservation Order No. 02/00008/TPO	PERMIT	DEL	27/04/2016
--------------	---	---	--------	-----	------------

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 2 x Ash trees, tree a and tree b on the accompanying plan.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the trees and in the interests of visual amenity in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

Reasons

It is recommended that permission is granted to fell the two Ash trees.

16/00373/FULL	Land and Buildings at NGR 304340 111211 Quicks Farm Uffculme Road Willand Devon	Erection of a storage building	PERMIT	DEL	27/04/2016
---------------	---	--------------------------------	--------	-----	------------

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.

Reasons

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

Reasons

The proposed agricultural building by virtue of its scale, design and location is not considered to materially harm the privacy or amenity of the occupiers of any nearby dwelling and is compatible with the surrounding area in terms of its agricultural use. Although relatively large, the proposal is sufficiently screened by the existing hedging topography and other buildings 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 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.

16/00374/HOUSE	West Pitt Farm Tiverton Devon EX16 4PL	Erection of two-storey rear extension (Revised Scheme)	PERMIT	DEL	28/04/2016
----------------	---	---	--------	-----	------------

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.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
------------	---------	----------	----------	---------------	---------------

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

Reasons

The proposed erection of two-storey rear extension (revised scheme) is considered acceptable in principle. The extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposed application scheme is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and advice as set out 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.

16/00378/HOUSE	Sun Rising Farm Ashley Tiverton Devon EX16 5PA	Erection of single storey rear extension	PERMIT	DEL	28/04/2016
----------------	---	--	--------	-----	------------

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.

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 and given its scale is not considered to result in overdevelopment of the dwelling curtilage. Given distance of the proposal to neighbouring dwellings and the screened nature of the site, it is not considered that it would result in a significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

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
16/00382/FULL	Land and Buildings at NGR 300285 114556 (Widhayes Farm) Uplowman Devon	Erection of an agricultural building to house cattle	PERMIT	DEL	25/04/2016

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.

Reasons

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

Reasons

The application for the erection of an agricultural building to house cattle at Land and Building at NGR 300285 114556 (Widhayes Farm) Uplowman is considered supportable in policy terms. The proposed agricultural building will provide additional covered space on the holding for the housing of cattle which will operate with existing agricultural buildings on the farm. The building is of a similar scale and design to the existing buildings on the site. Whilst the proposed agricultural building will be visible from outside the site, it will be viewed within a rural landscape adjacent to other buildings of a similar scale and design and is therefore not considered to have an adverse impact on the local landscape character and visual amenities of the area. The application scheme raises no transport and/or access issues. On this basis the application scheme is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 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.

16/00414/HOUSE	Langley Hemyock Cullompton Devon EX15 3RJ	Erection of an extension	PERMIT	DEL	28/04/2016
----------------	--	--------------------------	--------	-----	------------

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.

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
------------	---------	----------	----------	---------------	---------------

Reasons

The application for a single storey ground floor side extension to the residential dwelling and is considered to be supportable in policy terms. The proposed extension is considered acceptable in terms of siting, layout and scale and design and not to harm the character and appearance of the Blackdown Hills AONB. It is not considered that the proposed extension will result in an overdevelopment of the curtilage of the dwelling, and/or adversely affect the living conditions of any neighbouring dwellings. Given this assessment the application is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM29 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.

16/00422/HOUSE	Windwhistle Willand Road Cullompton Devon EX15 1AT	Erection of single storey rear extension	PERMIT	DEL	28/04/2016
-----------------------	---	--	--------	-----	------------

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.

Reasons

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

Reasons

The application for the erection of a single storey rear extension at Windwhistle, Willand Road, Cullompton is considered to be acceptable as a matter of principal. 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 dwelling curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR14, Local Plan part 3 (Development Management Policies) DM1, DM2, DM13 and DM27 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
16/00450/PNFG	Bremridge Farm Shillingford Tiverton Devon EX16 9BT	Prior notification for the formation of a track for the purposes of forestry	PD	DEL	28/04/2016

Reasons

1 The notification to undertake the proposed works for the formation of a track for the purposes of forestry is considered acceptable. As proposed, the works are considered permitted development as set out under Class E, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

16/00535/PNAG	Land and Buildings at NGR 279755 101145 (North Hollacombe) Barnstaple Cross Devon	Prior Notification for the erection of an agricultural storage building	PDA	DEL	25/04/2016
----------------------	---	---	-----	-----	------------

Reasons

The proposed agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.