

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00283/FULL	Old Orchard Threshers Crediton Devon EX17 3NL	Erection of dwelling and formation of new access	PERCON	DEL	12/05/2016

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 hard landscaping works in the areas shown on the approved plans 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.
- 4 The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway
- 5 In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway
- 6 The site access shall be provided with visibility splays for pedestrians measuring 1.5m back along the drive from the back of the footway and extending to a point 1.5m along the footway either side of the drive with no obstruction greater than 600mm above the footway which shall thereafter be maintained to that standard.
- 7 The on-site highway works for the widening of the frontage footway and the completion of the proposed access driveway as shown on plan 650/1 shall be completed in accordance with details to be submitted and approved in writing by the local planning authority and made available for use prior to the commencement of the development of the dwelling hereby approved, and maintained to provide access to the dwelling thereafter. All construction traffic arriving at the site shall only use this access. The dwelling hereby approved shall only be accessed from this driveway.
- 8 Prior to installation samples or details of the materials to be used for all windows, cills to all windows of the building and the roof tile, including the ridge tile, shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be retained.
- 9 All telephone, electricity and mains gas services to the building shall be placed underground.
- 10 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 no development of the types referred to in Classes [A, B, C, D, E, F] of Part 1, or Class [A] of Part 2 of Schedule 2 shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 11 Prior to the commencement of development hereby approved further details of the means of enclosure/gateway to be erected on the boundary of the land identified on the site plan as being blue land and the remainder of the existing driveway, shall be submitted to and approved in writing by the local planning authority. The submitted details shall include the position of all physical structures associated with gateway, the gateway panel and how it will be operated. The approved details shall be implemented prior to the commencement of any part of the development hereby approved and shall be maintained in good working order thereafter.
- 12 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.

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13 Further details of the proposed soakaway to manage the proposed surface water run-off, including the discharge arrangements, associated with the approved scheme of development shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the commencement of the house building 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 use of materials appropriate to the development in order to safeguard the (visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM1,DM2, DM14.
- 4 To prevent mud and other debris being carried onto the public highway.
- 5 In the interest of public safety and to prevent damage to the highway.
- 6 To safeguard pedestrians by providing adequate visibility.
- 7 In accordance with the proposed details and to ensure that adequate facilities are available for construction traffic in accordance with National Planning Policy Framework.
- 8 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the buildings to be provided in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM1,DM2, DM14.
- 9 In order to safeguard the visual amenity of the area and the character and appearance of the building(s) in accordance with Mid Devon Core Strategy (Local Plan part 1) COR2 and Mid Devon Local Plan Part 3 policies DM1,DM2, DM14.
- 10 To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM1,DM2, DM14.
- 11 In order to protect the safety of other users of this private driveway.
- 12 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 13 To manage the flood risks associated with the development.

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 objectionable impact on the privacy and amenity of any other neighbouring occupiers, individually or cumulatively with the dwelling approved under Local Planning Authority ref: 14/01156/FULL. The proposed means of access that will serve the proposed dwelling and the dwelling approved under Local Planning Authority ref: 14/01156/FULL, subject to conditions, will not result in highway safety concerns. The proposal is therefore considered to comply with the requirements of relevant policies: COR1, COR2, COR9 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies), AL/IN/3 and AL/CRE/8 of the AIDPD (LP2), 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.

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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 completing the assessment of the application and issuing the decision notice in a timescale agreed with the applicant. 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.

16/00310/ADVERT	Hospiscare 27 Gold Street Tiverton Devon EX16 6QB	Advertisement consent to display 1 fascia sign and 1 hanging sign	PERMIT	DEL	09/05/2016
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Conditions

- 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.
- The proposed advertisement shall be positioned such that no part of the sign is less than 0.5 metres back from the edge of the public highway carriageway and not less than 2.4 metres above the public highway.

Reasons

- In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.
- To ensure the sign does not obstruct the public highway.

Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality in which the site lays. The proposal is in accordance with government guidance in the National Planning Policy Framework and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

16/00321/HOUSE	8 Gornhay Orchard Tiverton Devon EX16 4QP	Erection of two-storey extension	PERMIT	DEL	09/05/2016
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Conditions

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- Before the development hereby permitted is first brought into its permitted use the window in the east elevation of the first floor extension shall be glazed with translucent glass, and be so retained.

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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the privacy of the occupiers of adjoining properties in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development for the erection of a two-storey extension is considered to respect the scale, character, setting and design of the existing dwelling, nor is it considered that it will present any adverse impacts which cannot be controlled via condition and is therefore considered to be compliant with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies 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 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.

16/00322/LBC	Huntsham Court Huntsham Tiverton Devon EX16 7NA	Listed Building Consent for internal and external alterations	PERCON	DEL	12/05/2016
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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 Prior to commencement of works to the bay window and safe, structural engineer's details of required works of support or alteration shall be provided to and approved in writing by the Local Planning Authority.
- 4 Prior to their installation, details (sections, mouldings and profiles) of the proposed new fire doors and French folding doors shall be provided to and approved in writing by the Local Planning Authority.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure works to the listed building are appropriate and visually un-intrusive to protect the special historic and visual interest of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure design detailing appropriate to the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The proposed works are considered to be justified but will lead to less than substantial harm to the heritage asset due to the loss of historic fabric and alteration from the original design of the house. However, that harm is balanced against the need for a viable function for the historic building and the public benefit of its retention and use. It is therefore considered acceptable in these circumstances. The proposal is therefore in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

16/00326/LBC	Uplowman House Uplowman Devon EX16 7DR	Listed Building Consent for internal alterations and replacement of window with door on rear elevation	PERCON	DEL	13/05/2016
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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 Before their installation, the location of any new pipes or vents required for the bathrooms hereby approved shall be submitted to the local planning authority and approved in writing.
- 4 Before its installation, further details of the proposed new rear door including sections, mouldings and profiles shall be submitted to and approved in writing by the local planning authority.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure detailing appropriate to the listed building and to protect its character and appearance in accordance with policy DM27 of Mid Devon Local Plan part 3 (Development Management Policies).
- 4 In order to ensure detailing appropriate to the listed building and to protect its character and appearance in accordance with policy DM27 of Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The proposed works are considered to be justified and well designed and will not lead to harm to the listed building. They are therefore considered to be acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan part 3 (Development Management Policies) policy DM27 and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00332/FULL	Land and Buildings at NGR 305188 112386 (Hitchcocks Business Park) Uffculme Devon	Formation of parking area and landscape planting bund	PERMIT	COMM	13/05/2016

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 relocated landscaping bund indicated on the approved plans shall be provided within 9 months of the substantial completion of the development hereby approved, the specification of which shall be in accordance with the landscaping boundary detail by Greenslade Taylor Hunt dated 25th September 2014, approved under planning permission 14/1310/MFUL, but relocated to the position shown on approved drawing number 1871/046 Rev C submitted with this application. Once provided, the landscaping bund shall be retained and maintained in accordance with the approved details, and any trees or plants which, within a period of 5 years from substantial completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 4 The lighting shall be provided only in accordance with the submitted and approved details for P851 lights, received by the Local Planning Authority on the 15th of April 2016. The approved lights shall be pole mounted at a height of 8 metres, and shall be so retained thereafter.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development makes a positive contribution to the visual amenities of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To protect the rural character of the area in accordance with policy COR18 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that it would provide additional car parking associated with an existing building to be used as a centre for sorting of recyclable waste. The development is appropriate in scale and character with the existing building and can be achieved without causing material harm to the visual character of the countryside, the safety of the highway network, the amenity of local residents, the environment, or other interests of acknowledged importance to planning. The proposal is considered to accord with relevant policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8 and DM20 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
16/00346/FULL	Grannys Meadow Colebrooke Crediton Devon EX17 5DL	Removal of Condition (3) of planning permission 06/00058/FULL to allow the continued and permanent use of annexe	PERMIT	DEL	09/05/2016

Conditions

- 1 The date of commencement of this development shall be taken as the 14th March 2016 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The annex hereby permitted shall be permanently retained for uses ancillary to the dwellinghouse known as 'Granny's Meadow', Colebrooke, near Crediton, and the annex shall not be let, sold or otherwise occupied independently of that dwelling.
- 4 The link between the annex and the main dwelling shall be retained to enable occupants to pass freely between the annex and the main dwelling and vice versa.
- 5 The existing hedge on the western boundary of the site shall be retained at a height of no less than 2 metres from the frontage on Westcombe Hill as far as the extension and no less than 3 metres high from that point on ,extending towards 'Straddon'

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 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 Granny's Meadow and is located in a rural area beyond the defined limits of a recognised settlement limit where national and development Plan policy precludes against new isolated homes in the countryside unless there are special circumstances such as meeting the needs of an essential rural worker, having regard to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and guidance in the National Planning Policy Framework .
- 4 A separate dwelling would conflict with existing planning policy in this rural area having regard to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 5 In the interest of the visual amenity of the area, and in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application relates to a removal of Condition 3 to allow the continued and permanent use of an annex. The removal of the condition will cause no change to the overall nature of the development nor otherwise lead to any other adverse planning impacts and which are otherwise reasonably and necessarily controlled by separate conditions. It is considered that the use of the annex building sufficiently accords with Policies COR1, COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, and DM14 of Local Plan Part 3 (Development Management Policies) and Government guidance as set out 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00376/FULL	Land at NGR 294973 103138 Near Great Pitt Granary Silverton Devon	Change of use of land to mixed use for agriculture and dog training, erection of a building for dog training facilities and agricultural storage, formation of new parking area and alterations to vehicular access	PERCON	DEL	12/05/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.
- 5 In accordance with details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains onto any County highway.
- 6 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans and 'Planting Notes Ref J377/04a dated April 2016', shall be carried out within 9 months of the substantial completion of the development; and any trees or plants which within a period of five years from the implementation of the scheme, 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.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with Paragraph 141 of the National Planning Policy Framework and supporting text in Paragraph 5.3 of Policy DM27 of the Local Plan Part 3 (Development Management Policies), that an appropriate record is made of archaeological evidence that may be affected by the development.
- 4 To prevent mud and other debris being carried on to the public highway.
- 5 In the interest of public safety and to prevent damage to the highway.
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM3 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The change of use of land and erection of a building for the mixed use of agricultural storage and dog training and associated parking and access alterations would support rural employment development and agricultural development. There are no discernible adverse impacts on local residents and no negative impact on the character and appearance of the countryside that would warrant a refusal. There are no unacceptable adverse environmental impacts and no unacceptable traffic impacts as a result of the development and therefore the development complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8, DM20, DM22 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 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.

16/00392/FULL	Old Bartows Bartows Causeway Tiverton Devon EX16 6RH	Change of use of former day centre to single residential dwelling	PERMIT	COMM	12/05/2016
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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 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, of Part 1, relating to the extension and alteration of the dwelling, extensions or alterations to its roof and the insertion of windows and/or roof lights, shall be undertaken within the dwelling's curtilage 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 safeguard the visual amenities of the area and amenities of neighbouring dwellings in accordance with policy DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed change of use to a dwelling is considered to be an acceptable design and location in accordance with the policy requirements of COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM14 Local Plan Part 3 (Development Management Policies). The dwelling provides accommodation in accordance with the size requirements of the nationally described space standard. The proposal has adequate parking in accordance with policy DM8 of the Local Plan Part 3 (Development Management Policies). There will be limited impacts on surrounding residential properties, and the proposal is therefore in accordance with policies DM2 in this regard. The proposal is considered to be in accordance with relevant planning policies and has been recommended for approval.

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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.

16/00395/HOUSE	9 Somerville Close Willand Cullompton Devon EX15 2PN	Erection of extension	PERCON	DEL	10/05/2016
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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 development hereby approved, details of an additional parking space within the curtilage of the dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority. The additional parking space shall be provided in accordance with the approved details within 3 months of the substantial completion of the development hereby approved and shall be so retained thereafter.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure there is sufficient parking to serve the occupants of the enlarged dwelling in accordance with policy DM8.

Reasons

The proposed extension in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not 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 the neighbouring property. 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, DM8 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00397/HOUSE	17 The Avenue Tiverton Devon EX16 4HP	Erection of a domestic workshop/shed storage building	PERMIT	DEL	10/05/2016

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 domestic workshop/shed building in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not 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 the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, Local Plan part 3 (Development Management Policies) DM2, DM8 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.

16/00398/HOUSE	59 Boobery Sampford Peverell Tiverton Devon EX16 7BS	Erection of two-storey extension, formation of access and provision of hardstanding for the parking of vehicles	REFUSE	DEL	10/05/2016
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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.

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Reasons

- 1 Extensions to existing dwellings should respect the character, scale, setting and design of the existing dwelling. The proposal is to extend the building to the front of the property in a manner that is out of keeping with the rest of the street scene. In the opinion of the Local Planning Authority, the scale of the proposed extension would be detrimental to the character and appearance of the area, given the staggered effect of the semi-detached properties. Furthermore the proposed extension will upset the largely symmetrical relationship between the house plots on this part of the Boobery residential development. The proposal is therefore considered to be contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 2 In the opinion of the Local Planning Authority, it is considered that the proposed front extension would have unacceptable adverse impacts on the amenities of current and/or future occupants of the neighbouring property (No. 57 Boobery). The proposed extension would feature a large wall with no window openings close to the boundary with the neighbouring property and would result in an overbearing sense of enclosure for the occupants of No. 57. The proposal is therefore considered to be contrary to policy DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).

16/00411/FULL	Agricultural Buildings at 288946 97676 (Ford Farm) Newton St Cyres Exeter Devon EX5 5AA	Removal of Condition (7) of planning permission 07/00352/FULL to allow the office/workshop to be used as a residential annexe	REFUSE	DEL	11/05/2016
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Reasons

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

Reasons

- 1 The proposed development is located outside settlement limits in the open countryside where new development is strictly controlled. The application has not addressed and does not meet the requirements of Policies DM20 and DM21 of the Mid Devon Local Plan Part 3 (Development Management Policies) which seek to retain and provide rural employment opportunities outside settlement limits as a means of ensuring a healthy rural economy. As such the proposal is considered to be contrary to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM20 and DM21 of the Mid Devon Local Plan Part 3 (Development Management Policies).

16/00417/HOUSE	1 Poundsland Cottages Silverton Exeter Devon EX5 4DS	Erection of first floor extension	PERCON	DEL	12/05/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until details of the materials to be used for all the external surfaces of the building has been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 No development shall begin until details of the size and material to be used for the screen on the south elevation of the balcony have been submitted to and approved in writing by the Local Planning Authority. The approved size and materials of the screen shall be so used and retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposed development for the erection of a first floor 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 the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

16/00430/HOUSE	Camelot 23 St Georges View Cullompton Devon EX15 1BA	Erection of a porch and carport	PERMIT	DEL	11/05/2016
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Conditions

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

Reasons

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

Reasons

The application for the erection of a porch and carport at Camelot, 23 St Georges View, 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, COR11 and COR14, Local Plan part 3 (Development Management Policies) DM1, DM2, DM8 and DM13 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.

16/00442/OUT	Land at NGR 295316124977 (Whitehall Farm) Morebath Devon	Outline for the erection of a holiday let/workshop/therapy room	PERMIT	DEL	12/05/2016
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Conditions

- 1 No development shall begin until detailed drawings to an appropriate scale of the layout, scale and appearance of the building, and the landscaping of the site (hereinafter called the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.
- 4 The detailed drawings required to be submitted by Condition 1 shall include the following additional information: boundary treatments, existing site levels, finished floor levels, external lighting, materials, landscaping and drainage (including surface water drainage).
- 5 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 6 The development shall be carried out in accordance with the recommendations set out within the submitted ecology survey, produced by jlecolgy, dated september 2015.

Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 To enable the Local Planning Authority to consider the impact of the development particularly on the occupiers of the neighbouring properties (Clyst Barton, Rydon Crest and The Firs) and the adjacent conservation area, in accordance with policy DM2 of the adopted Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 For the avoidance of doubt and in the interests of proper planning.
- 6 To ensure any nature conservation interests are preserved in accordance with policy DM2 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 scheme for the outline of a holiday let/therapy workshop is considered to be supportable in policy terms. The proposal is considered to be well justified for its countryside location, and has a reasonable prospect of being successful. The scale, design, layout and access of the proposal will be considered at reserved matters stage; however, the proposal has a reasonable prospect of being acceptable in terms of its impacts on the character and appearance of the surrounding area, impacts on neighbouring amenity, and impacts on highways safety. The proposed development is considered to be in accordance with the following policies: COR1, COR2, COR4 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM20 and DM24 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. 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.

16/00448/FULL	Rear of The Sticks Zeal Monachorum Crediton Devon EX17 6DG	Retention of change of use of garage to astronomical observatory with domed roof (Revised scheme)	PERMIT	DEL	06/05/2016
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Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 17th April 2015.
- 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 rotation of the dome of the astronomical observatory shall be limited and blocked from full rotation as shown on the details of restriction as submitted with this application.

Reasons

- 1 To set a legal commencement dated for the works. For the avoidance of doubt in the interests of proper planning.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of safeguarding the amenity and potential for overlooking and loss of privacy of occupants of neighbouring properties in accordance with DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application is a revised scheme for the retention of change of use of garage to astronomical observatory with domed roof at the rear of The Sticks. With the submitted details of how the rotation of the observatory will be block and limited from a full 360 rotation, the application scheme is considered to be acceptable. The observatory is not considered to be disrespectful to the character of the conservation area, as the garage cannot be readily seen from the street scene and public realm viewing points; and is not considered to be significant and/or overbearing in visual terms. Overall the proposal is considered to 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 DM27 and Government advice n 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.

16/00449/FULL	Land and Buildings at NGR 308716 111131(Rosemoor Engineering) Ashill Devon	Change of Use from agricultural storage to commercial storage and light industrial	PERMIT	DEL	10/05/2016
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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 change of use hereby permitted shall be limited to purposes ancillary to the existing business and the building or any part of it shall at no time be let, sold or otherwise be disposed of as a separate business unit.
- 4 No manufacturing, fabrication or other industrial process shall take place outside the building the subject of this application and as shown on approved drawings.
- 5 No machinery shall be operated, no activity shall be carried out and no deliveries taken or dispatched from the site, except between the hours of 7.30am and 7.30pm Monday to Friday, the hours of 9.00am and 6.00pm on Saturdays and not at all on a Sunday, Bank or Public Holiday.
- 6 The building hereby approved, shall be used for commercial storage and light industrial use ancillary to the existing business only. 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 The location close to existing residential uses and the nature of the road network leading to the site makes it unsuitable for anything other ancillary commercial uses in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 4 To safeguard the appearance of the area and the amenities of neighbouring uses in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the amenity of nearby residential properties in accordance with DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the rural character of the area in accordance with policies COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM20 of Mid Devon Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed change of use of the building will not impact on the scale, massing, design and location and is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. Although a slight increase in traffic is possible due to the change of use, it is unlikely that the use of the building will have a negative impact on the highway network. As such the proposal is considered to comply with policies DM2 and DM20 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 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.

16/00469/HOUSE	14 Britton Close Halberton Tiverton Devon EX16 7SH	Erection of a 2 storey extension	PERMIT	DEL	11/05/2016
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Conditions

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

Reasons

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

Reasons

The proposed two storey extension to the side of 14 Britton Close, in terms of its scale, design and position on the side (west) elevation of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not 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 the 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) DM1, DM2, DM8 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00499/HOUSE	23 Brewin Road Tiverton Devon EX16 5DN	Erection of a two storey side extension and single storey extension to the front	PERMIT	COMM	12/05/2016

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 for the erection of a two storey side extension and single storey front extension 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: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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