

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01637/FULL	Land at NGR 286926 115154 (Opposite Fernlea Farm) Nomansland Devon	Erection of an agricultural worker's dwelling	PERMIT	DEL	16/05/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.
- 4 The materials to be used in the development shall be as indicated on the application forms unless otherwise approved in writing by the Local Planning Authority.

Reasons

- 1 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the erection of new dwellings without special agricultural/occupational justification in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and guidance in National Planning Policy Framework (NPPF).
- 4 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).

Reasons

Paragraph 55 of the National Planning Policy Framework states isolated dwellings in the countryside should be avoided unless there are special circumstances. The essential need to permit a rural worker to live permanently at or near their place of work has been proven. There are animal welfare issues for the livestock and it has been demonstrated that this requires a dwelling at or near to the holding. Property prices limit the opportunities for the farm worker to live near the enterprise. The Council is satisfied that in this case there is an essential need for a full time agricultural worker to live at or near their place of work. The Council is satisfied that there is no other existing accommodation available nearby that would meet the essential need for an additional agricultural worker to live at or near their place of work. There would only be small benefits from the development by reason of the farm worker at that farm having not to travel far to go to work, the contribution of a further dwelling to housing land supply and if the occupier was eligible, the Council not having to provide an affordable dwelling. It is likely that the provision of a dwelling on this site will enable expansion to the applicants existing business. Accordingly, the proposal would comply with government under Paragraph 55 of the National Planning Policy Framework. The proposal would also not conflict with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies) which strictly control development within the open countryside. In addition, the design is suitable and complies with Policies DM2, DM3 and DM5 of the Local Plan Part 3 (Development Management Policies).

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Reasons

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

15/01689/FULL	Land and Buildings at NGR 271722 108144 (Yeo Valley View Farm) Nymet Rowland Devon	Installation of solar pv panels to south side of roof of former dairy building	PERMIT	DEL	16/05/2016
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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 installation of solar PV panels to the south side of the roof of the former dairy building is considered to be supportive in policy terms. The building is a curtilage listed building and forms part of the traditional farmstead setting of the grade II listed farmhouse. The panels will be a modern feature which will be visible as part of the setting of the listed building. Given the scale and design of the proposal, and the separation from the listed building, it is not considered that the proposal would result in significant harm to the character and appearance of the listed building or its setting. Overall it is considered that the harm is less than substantial and the benefits arising from the provision of renewable energy is considered to outweigh the level of harm. It is not considered that the proposal would result in any unacceptable adverse impacts to the amenity of nearby properties or be likely to harm any biodiversity interests at the site. Overall the proposal is considered to be acceptable in accordance with the following policies Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2, DM5, DM13, DM27 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01690/LBC	Land and Buildings at NGR 271722 108144 (Yeo Valley View Farm) Nymet Rowland Devon	Listed Building Consent for the installation of solar pv panels to south side roof of former dairy building	PERMIT	DEL	16/05/2016

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.

Reasons

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

Reasons

The application for the installation of solar PV panels to the south side of the roof of the former dairy building is considered to be supportable in policy terms. The building is a curtilage listed building and forms part of the traditional farm stead setting of the grade II listed farmhouse. The panels will be a modern feature which will be visible as part of the setting of the listed building. Given the scale and design of the proposal, and the separation from the listed building, it is not considered that the proposal would result in significant harm to the character and appearance of the listed building of its setting. Overall it is considered that the harm is less than substantial and the benefits arising from the provision of renewable energy is considered to outweigh the level of harm. overall the proposal is considered to be acceptable in accordance with policy Local Plan Part 3 (Development Management Policies) DM27 and Government advice in the National Planning Policy Framework.

16/00235/FULL	Land Adjacent to Koggala Gables Road Willand Cullompton Devon EX15 2PL	Erection of a dwelling	PERMIT	DEL	20/05/2016
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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 Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details that shall have been previously submitted to, and approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2016 (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, E, of Part 1 relating to extensions or alterations to the dwelling or its roof and the provision of outbuildings, or Classes A, B, of Part 2 of Schedule 2, relating to gates, walls, fences or other forms of enclosure, shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

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- 5 Prior to the use of any above ground materials first being used on site details or samples of the materials (including colour/type of render, brick, mortar, roof materials) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with DM2 of Mid Devon Local Plan Part 3.
- 4 To safeguard the visual amenities of the area and residential amenity of neighbouring residents in accordance with DM2 and DM14 of Mid Devon Local Plan Part 3.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy 2007 (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 DM1, DM2.

Reasons

The proposal is acceptable as the site is within the defined settlement limit of Willand where small scale development is permitted. It is considered that the proposed development will be at a density compatible with its surroundings and will make a good use of underused land amongst existing dwellings and provide a reasonable contribution to the housing stock for the area. It is considered that this proposal will reasonably complement the appearance of the street scene and be sympathetic in terms of the relationship with the adjoining buildings. The juxtaposition with the existing nearby residential development is considered to be such that no significant impact in terms of harming the privacy and creating overshadowing of neighbouring properties will arise from this proposal. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve the property. There are no highway objections and contributions have been made with regard to open space and air quality. The proposal is in accordance with policies COR2, COR3, and COR17 of the Mid Devon Core Strategy (Local Plan 1) and Policies DM1, DM2, DM8, DM14, and DM15 of 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, negotiation 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.

16/00338/HOUSE	1 Old Butterleigh Road Silverton Exeter EX5 4JE	Installation of 2 pitched roof dormer windows and erection of extension to rear	PERMIT	DEL	16/05/2016
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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.

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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.

Reasons

The application scheme for the erection of a rear extension and dormer windows 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. The proposal is not considered to result in any significantly adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, 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.

16/00387/HOUSE	20 Spruce Park Crediton Devon EX17 3HQ	Erection of single storey rear extension	PERMIT	DEL	16/05/2016
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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 single storey extension to the rear of this semi-detached property is considered to be supportable in policy terms. The scale and overall design of the extension is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns with regard to overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposed development is considered to be in accordance with the following policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

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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.

16/00390/FULL	Land and Buildings at NGR 312989 112340 (The Barn) Lickham Bottom Hemyock Devon	Conversion of agricultural building to single dwelling	PERCON	DEL	20/05/2016
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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 a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works.
- 4 No development to which this permission relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented 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.
- 5 Prior to their use on the building, a detailed schedule and specification of all external materials and finishes (including windows and external doors, roof tiles, gutters, downpipes, soffits etc) is to be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1, or Classes A, B of Part 2 of Schedule 2, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 All existing structural elements including roof trusses shall be retained and reused in their existing positions unless shown otherwise on the approved plans or otherwise agreed in writing with the Local Planning Authority prior to any alterations.
- 8 The proposed roof lights shall all be fitted to be flush with the roof plane and shall be conservation style and be so retained.
- 9 Prior to installation on the building, details and plans shall be submitted and approved in writing by the Local Planning Authority of the positions; colour and material of any soil and vent pipes that appear externally.
- 10 No hardsurfacing/landscaping works in the areas shown on the approved plan(s) shall begin until details and samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.

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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 safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27, and to ensure that an appropriate record is made of the heritage asset that is affected by the development.
- 5 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 10 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 in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. The proposed conversion of this disused barn to a dwelling is acceptable in principle, given the location of the site. In addition the conversion will provide an enhancement to the area and the building itself is in compliance with the National Planning Policy Framework Paragraph 55. The scope of the works and overall design is appropriate for the existing building. The proposed works will not result in loss of any significant fabric and although it will inevitably have an impact on the character of the building, this is, on balance, considered to be reasonable in the context of the policy considerations. There are highway issues to consider however these are considered not to be sufficient to warrant refusal of the proposal. Therefore, the proposal is in accordance with the Policies COR1, COR2 and COR3 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8, DM11, DM14 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Paragraphs 55, of 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 pre-application discussions 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.

16/00406/OUT	Land at NGR 303818 111567 Muxbeare Lane Willand Devon	Outline for the erection of up to 5 dwellings and associated access	REFUSE	DEL	17/05/2016
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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. 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, insufficient information has been provided to demonstrate that there is no commercial interest in the use of the site for employment generating purposes. Accordingly the application is contrary to the requirements of policy DM21(b) of Local Plan Part 3 (Development Management Policies). In addition, it is the opinion of the Local Planning Authority that insufficient information has been provided to demonstrate that the development of the application site for mixed use purposes that incorporate an employment-generating use would not result in a financially viable development. The application is therefore contrary to the requirements of policy DM21(c) of Local Plan Part 3 (Development Management Policies).
- 2 In the opinion of the Local Planning Authority, the development of the site, sandwiched between existing employment development and an area allocated for employment development, accessed from a narrow rural lane and physically divorced from the existing pattern of housing development in the village would not represent the high quality or sustainable development required by policy DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework as it would be out of context with the spatial pattern of development in the village and would not be well integrated with surrounding buildings, streets, landscapes and uses.
- 3 The loss of hedgerow and widening of the road to create the proposed residential access and associated visibility splays and passing places would be to the detriment of this rural streetscene, contrary to Policy DM2 which seeks that new development makes a positive contribution to local character.

16/00416/FULL	Land and Buildings at NGR 276576 94070 (Lower Mounson) Road from Lewdon Cross to Four Ways Cross Cheriton Bishop Devon	Formation of new access and track	PERCON	DEL	17/05/2016
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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.

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3		(i)The existing hedge on the roadside boundary of the site shall be retained except at the approved point of access), and shall be reinforced with additional tree/shrub planting of native hedgerow species, in accordance with a scheme which shall be submitted to and approved in writing by, the Local Planning Authority, before the development commences. (ii)The scheme shall be completely carried out within 9 months from the date of commencement, or during the first planting season following substantial completion of the development hereby approved. (iii)For a period of 5 years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained to the satisfaction of the Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority. (iv)Thereafter such hedgerow shall be so retained.			
4		The visibility splays shown on the approved plan shall be constructed prior to the first use of the access hereby permitted. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level, and such visibility splays shall be so retained			
5		Before the access road hereby approved is brought into use ,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 and in accordance with the approved details.			
6		Before the access road hereby permitted is brought into its use, provision shall be made for the access road to be drained so that no surface water drains onto the public highway, and in accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority. Thereafter, such road drainage shall be permanently so retained and maintained.			
7		The existing access shall be permanently closed in accordance with the details shown on the approved plan, and having regard to the requirements of Condition 3 above, and as soon as the primary access hereby permitted is brought into use.			
8		Any gate(s) provided shall be hung to open inwards only and shall be set back a minimum distance of 4.5 metres from the edge of the adjoining carriageway, and thereafter 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 that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 In the interest of public safety and to prevent damage to the highway in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 5 To prevent mud and other debris being carried onto the public highway in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 6 In the interest of public safety and to prevent damage to the highway in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 7 In the interest of public safety and to prevent damage to the highway in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 8 To provide for vehicles to stand clear of the highway carriageway whilst the gates are being opened or closed in the interests of highways safety and to ensure the formation of a safe and satisfactory access in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

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Reasons

The creation of a new farm entrance at this site is considered to be reasonably necessary in order to provide an alternative and more suitable means of access for visiting traffic to the holding and the proposed new dwellings. The current proposal is acceptable in that the new access would improve road safety by replacing and removing the existing unsatisfactory access. Subject to conditions relating to surfacing and drainage, and retention and improvement of the existing boundary hedge, the development is not considered to adversely affect highways safety or visual amenity. The proposal is considered to comply with the requirements of relevant policies: policy COR9, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan part 1) and policy DM2 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 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.

16/00420/LBC	Golly Cottage The Bury Thorverton Exeter Devon EX5 5NT	Listed Building Consent for erection of sunroom following demolition of existing lean-to	PERMIT	DEL	16/05/2016
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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 Notwithstanding the details provided, the rear wall of the garden room (cob wall) shall not be painted with a breathable paint (see informative note below).

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 protect the heritage asset from long term harm (policies above).

Reasons

The proposed works are considered to be justified, appropriately designed and detailed 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
16/00421/FULL	Land at NGR 283186 110480 (Buckford Field) Puddington Devon	Change of use of land to equestrian, erection of stables and widening of existing access	PERCON	DEL	20/05/2016

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 stable building shall only be used to stable horses and/or ponies and the associated land hereby approved for equestrian use shall only be used for private equestrian purposes for the benefit of the applicant, and shall not be let and/or used on a commercial basis.
- 4 Before the development hereby permitted is brought into use, the vehicular access, parking and turning areas indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to and approved by the Local Planning Authority. Following their provision these facilities shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.
- 5 Any gate(s) provided shall be hung to open inwards only and shall be set back a minimum distance of 6 metres from the edge of the adjoining highway and shall thereafter be so retained.
- 6 Before the development hereby permitted is occupied, unobstructed visibility shall be provided above a height of 600mm from the adjoining carriageway level for a minimum distance of 43 metres on the western side from a point 2.4 metres back from the centre point of the junction with the highway. Such visibility shall thereafter 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 prevent an unacceptable increase in traffic on the local highway network in accordance with Policy DM23 of the Local Plan Part 3 (Development Management Policies).
- 4 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM23 of the Local Plan Part 3 (Development Management Policies).
- 5 In the interest of highway safety and in accordance with Policy DM23 of the Local Plan Part 3 (Development Management Policies).
- 6 In the interest of highway safety and in accordance with Policy DM23 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme proposes the erection of a stable block and associated facilities and use of a field area for equestrian activities with a new area of hardscape to form a link from a new point of access to the building from the highway. The design, scale, location and materials proposed for the new building are considered to be acceptable. Given the scale of the building and siting 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 and 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), Policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Government guidance 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.

16/00425/TPO	Quarrenden Bolham Tiverton Devon EX16 7RH	Application to reduce Field Maple protected by Tree Preservation Order 92/00002/TPO by up to 3m, dismantle 1 group of Goat Willows, reduce 1 Conifer by 3m, and reduce remainder of hedge to approximately 1.8m, all within the Conservation Area	PERMIT	DEL	16/05/2016
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown reduce by up to 3 metres, remove damaged and dead branches of 1 x Field Maple.

Reasons

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

Reasons

Grant permission to prune the Field Maple. Do not make further Tree Perservation Orders on the site in relation to the proposed works to trees in a Conservation Area.

16/00426/FULL	44 West-Exe South Tiverton Devon EX16 5DH	Change of use from Class D1 (Day Centre) to Class B1 (Office)	PERMIT	DEL	16/05/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Reasons

The proposed change of use of 44 West-Exe South to an office on the edge of Tiverton Town Centre is considered acceptable in policy terms, and will bring a currently vacant building back into use. The site is well related to the town centre and is readily accessible by public transport, walking or cycling; in addition the site provides a limited amount of onsite parking. The site is considered to conserve the character and appearance of the Conservation Area. The site is not considered to result in any increased flood risk, and the proposed use is classified as less vulnerable and appropriate within Flood Zones 2 and 3. Overall the proposed development is considered to be in compliance with Policies COR1, COR2, COR4, COR6, COR9, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM17 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.

16/00427/CLP	16 Broomhill Tiverton Devon EX16 5AS	Certificate of lawfulness for the erection of a rear extension	PERMIT	DEL	16/05/2016
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Conditions

- 1 The proposed extension amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. Planning permission is not required.

16/00433/HOUSE	Pippins Calverleigh Tiverton Devon EX16 8BE	Erection of 2 single storey extensions	PERMIT	DEL	16/05/2016
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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 extensions hereby approved shall only be used for purposes ancillary to the main dwelling, currently known as Pippins, Calverleigh, EX16 8BE, and shall not be occupied as a separate dwelling, nor shall it be let, sold, or otherwise disposed of separately from the main dwelling.

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

3 To ensure the extensions remain ancillary to the main dwelling and are not sold or occupied separately from the main dwelling. The proposed dwelling is located in the open countryside, the creation of an additional dwelling on the site would be contrary to policy.

Reasons

The proposed extensions in terms of their scale, design and position are not considered to dominate the host dwelling and are considered to be supportable in policy terms. The extensions are 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, COR18 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 discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00435/FULL	Land at NGR 286935 111272 (West Ruckham) Pennymoor Devon	Erection of an agricultural storage building	PERMIT	DEL	17/05/2016
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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 agricultural storage building by virtue of its scale, massing, design, materials and location is not considered to harm the privacy or amenity of local residents, or its surroundings and is deemed to be reasonably necessary for the purpose of agriculture. The traffic generation associated with the proposed use is not considered to be significant such that it would result in an unacceptable impact on the local road network. 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 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00436/FULL	Pugham Farm Westleigh Tiverton Devon EX16 7HL	Conversion of existing barn and outbuilding to a dwelling	PERMIT	DEL	18/05/2016
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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 roof covering of the development hereby permitted shall be natural slate only and shall be provided in accordance with the supplied sample: Cembrit Alpina Brazilian Graphite 500 x 250 roofing slate, product code 318974. Such approved slate shall be so used and retained.
- 4 The windows and doors shall be provided only in accordance with the details provided on the proposed elevation drawing, drawing number 4, named 'Proposed' and dated March 2016, received by the Local Planning Authority on the 16th of May 2016, and shall be so retained thereafter.
- 5 The proposed rooflights shall be flush fitting and shall be so retained thereafter.
- 6 The existing windows and doors on the north west and south east elevation as shown on the existing elevation drawing(drawing number 2, named 'Existing' and dated March 2016), received by the Local Planning Authority on the 12th of April 2016, shall be removed, and replaced only with the windows and doors shown on the north west and south east elevations on the proposed elevation drawing (drawing number 4, named 'Proposed' and dated March 2016), received by the Local Planning Authority on the 16th of May 2016, within 6 months of the date of this permission, and shall be so retained thereafter.
- 7 The opening between the main barn and the store building shown on the proposed floor plans drawing number 3, named 'Proposed' and dated March 2016, received by the Local Planning Authority on the 16th of May 2016, and shall remain open at all times.
- 8 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1 relating to the enlargement of the dwellinghouses, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

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, character and appearance of the building in accordance with policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area, character and appearance of the building in accordance with policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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| 5 | | To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area, character and appearance of the building in accordance with policies DM2 and DM11 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, character and appearance of the building in accordance with policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies). | | | |
| 7 | | To ensure the building is converted and remains occupied as a single dwelling, in accordance with the permission applied for. The conversion of the store part of the building alone would be contrary to policy DM11 of the Local Plan Part 3 (Development Management Policies). | | | |
| 8 | | To safeguard the character and appearance of the building and character and appearance of the area in accordance with DM2 of the Local Plan Part 3 (Development Management Policies) and COR2 of the Mid Devon Core Strategy (Local Plan part 1). | | | |

Reasons

The proposed conversion of the barn and attached store building at Pugham Farm, Westleigh, is considered to be the appropriate conversion of substantial rural buildings that positively contribute towards the area's rural character. The dwelling to be provided has a suitable existing access, the conversion works can be accommodated without significant alteration, extension or rebuilding, the design will retain and enhance the buildings rural character and the development will retain the nature conservation interests on the site. As such, it is considered that the proposed development is in accordance with policies DM2, DM8, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies), COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

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, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00438/HOUSE	3 Lockyer Crescent Tiverton Devon EX16 5QF	Erection of single storey garden room extension	PERMIT	DEL	18/05/2016
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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 development for the erection of a single-storey extension are considered to respect the scale, character, setting and design of the existing dwelling, nor have any adverse impacts which cannot be controlled via condition and is therefore considered to be compliant with policies COR2 of Mid Devon Core Strategy (Local Plan Part 1)), DM2 and DM13 of the Local Plan Part 3: Development Management Policies (2013).

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.

16/00445/FULL	Age UK Mid Devon Haven Centre Broad Lane Tiverton Devon EX16 5HE	Erection of single storey extensions	PERMIT	DEL	18/05/2016
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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 Before the development hereby permitted is first brought into its permitted use the windows in the north and east elevations of the northern extension shall be glazed with translucent glass, and be so retained.
- 4 The development hereby permitted shall incorporate flood resilient measures and materials as set out in the schedule provided by the applicant entitled 'Details of Flood Proofing/Resilience and Resistance Techniques for The Haven Centre, Tiverton'. Once provided these flood resilient measures shall be permanently retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the privacy of the occupants of the proposed extension in accordance with Policy DM2 of the Local Plan Part 3: Development Management Policies.
- 4 To minimise the risk of flooding and satisfy the requirements of the Environment Agency.

Reasons

The proposed development for the erection of single storey extensions is considered to respect the scale, character, setting and design of the existing building, 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, DM8, and DM25 of the Local Plan Part 3: Development Management Policies (2013).

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
16/00446/HOUSE	The Coach House Holme Place Oakford Tiverton Devon EX16 9DH	Erection of extensions	PERCON	DEL	16/05/2016

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 Prior to the construction of any stone walling, a sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the external walls of the buildings hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel. Such approved materials shall be so used and retained.
- 4 Prior to their use on site, details of the new timber windows and conservatory, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights* shall be in accordance with these approved details, and be so retained.

Reasons

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

Reasons

The application scheme for the erection of side and rear extensions is considered to be supportable in policy terms. The proposal is not considered to result in overdevelopment of the dwelling curtilage or parking on the site, and given the distance from any neighbours and the surrounding screening, it is not considered that it would result in any significant adverse amenity impacts on the neighbouring properties. The proposal is a significant size, however replaces two existing extensions. Subject to conditions controlling the materials to be used in the design of the extensions, the application is a reasonable design. The proposed development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
16/00447/CLP	22 Forcefield Road Cullompton Devon EX15 1QB	Proposed single storey rear extension	PERMIT	DEL	16/05/2016

Conditions

- 1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.

16/00454/HOUSE	Garden Close Western Road Crediton Devon EX17 3NF	Formation of new access and turning area and installation of new window at second floor level	PERCON	DEL	18/05/2016
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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 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.
- 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.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of public safety and to prevent damage to the highway.
- 4 To prevent mud and other debris being carried onto the public highway.

Reasons

The application for the formation of new access and turning area and installation of new window at second floor level is considered to be supportable in policy terms. The design of the proposed new access and turning area is considered to respect the character, scale, setting and design of the existing dwelling and would not harm the character and appearance of the wider street scene. The insertion of a window at second floor level is not considered to detract from the character and appearance of the dwelling. The proposal would not result in overdevelopment of the curtilage. The insertion of the new window at second floor level will overlook directly towards the neighbouring property, however, given the existing window arrangement on this side elevation it is not considered that the insertion of an additional window would significantly alter the relationship with the neighbouring property. Overall, it is not considered that the proposal would result in significant adverse impacts to the amenity of the neighbouring property. The proposal provides the property with two off road parking spaces in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies) and sufficient turning capacity and visibility have been demonstrated, on this basis the proposal does not result in any highway concerns. Overall the proposed development is considered to be in accordance with the following Policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00460/FULL	Land at NGR 288628 106442 (Stockadon Farm) Cheriton Fitzpaine Devon	Change of use of agricultural land to allow the siting of a shepherd's hut for tourism	PERMIT	DEL	17/05/2016
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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 (i)The holiday letting accommodation hereby allowed shall be occupied for holiday purposes only. (ii) the holiday letting accommodation shall not be occupied as a person's sole or main place of residence. (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual holiday lets 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 land hereby approved for holiday accommodation use shall not be sold or disposed of separately from the remainder of the farm known as Stockadon Farm. There shall be no fragmentation of the planning unit to facilitate the separation of the shepherd unit comprised in this approved tourism change of use.
- 5 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
- 6 The shepherd's hut hereby approved shall not be occupied until the access, parking and turning areas have been provided in accordance with the approved plans. Following their provision these facilities shall be so retained.
- 7 The shepherd's hut hereby approved shall only be occupied for holiday purposes only. On its becoming redundant for such purposes, it shall be removed from the site within 3 months of it becoming redundant for its approved use and the land restored to agricultural use in accordance with a scheme of work to be have previously been submitted to the Local Planning Authority for its approval, before such cessation of use. The restoration work shall thereafter be carried out as so approved within 6 months of the approval 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 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 sufficiently in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), and policy DM/4 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To prevent an inappropriate intensification of the use of the site having regard to the submitted details which provide for additional rural tourism diversification within the agricultural holding to which it relates, and in order to restrict the traffic generation from the proposed use to that which is acceptable to the local highway network given the existing access and parking arrangements, in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), and Policies DM2 and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
5		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).			
6		To ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 and DM 8 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
7		To ensure removal of the shepherd's hut if no longer required for holiday occupation in order to protect the character, appearance and general amenity of the area of countryside in accordance with policy COR18 of Mid Devon Core Strategy (Local Plan Part 1).			

Reasons

National and local planning policies positively support proposals for new or expanded tourism related facilities within or adjacent to defined settlements, subject to such proposals meeting a known need and being compatible in terms of the character and appearance of the location, their wider environmental impacts, and highway safety. On balance, it is considered that there is a reasonable expectation that the development will cater for a demand which is not presently being met and will provide a sufficiently sustainable form of small-scale rural tourism development which will benefit the local economy, and should not adversely impact on other local tourist accommodation in the area. The proposal will not adversely impact on the landscape or visual amenity; it will not cause an unacceptable impact to traffic on the, local road network and no other neighbouring properties will be affected. The scheme will also not lead to any significant negative impacts in terms of biodiversity, or drainage provision. Having regard to all the material considerations, the application is considered to accord with the requirements of Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR18, Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8, and DM24 and Government policy guidance as set out in the National Planning Policy Framework (NPPF.) It is therefore 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 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.

16/00468/HOUSE	Hillside Deymans Hill Tiverton Devon EX16 4LL	Erection of 2 storey side extension and creation of parking area	PERMIT	DEL	16/05/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed extension and parking area in terms of their scale, design and position are not considered to dominate the host dwelling and are considered to be supportable in policy terms. The extension and parking area are 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.

16/00472/PNCOU	Land and Buildings at NGR 299770 112275 North of The Aqueduct Halberton Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	20/05/2016
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Reasons

The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q(a) and Q(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

16/00498/HOUSE	Prospect House Kentisbeare Cullompton Devon EX15 2DS	Erection of detached garage	PERMIT	DEL	20/05/2016
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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 scheme for the erection of a detached garage at Prospect House, Kentisbeare is considered to be supportable in policy terms as a matter of principle. The scale and design of the garage is considered to respect the character, scale and setting of the existing dwelling and its surroundings. Overall it is not considered that the proposal would result in over development of the curtilage or have any adverse impacts on the living conditions of occupants of any neighbouring properties. The proposal are considered to be in accordance with the following policies; Mid Devon Core Strategy COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2, DM8, DM13 and DM29 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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