

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01318/FULL	Paschoe House Bow Crediton Devon EX17 6JT	Change of Use of residential dwelling (C3) to hotel (C1), restaurant (A3) and bar (A4) and erection of a permanent marquee	PERCON	DEL	26/05/2016

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 development hereby approved shall be used as a hotel (C1 use class), restaurant (A3 use class) and bar (A4 use class) only and for no other purposes within the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- 4 Before the development hereby permitted is brought into use, the vehicular access shall be provided by means of the existing new agricultural entrance to the east of the stone pillared gated entrance as shown on the approved plan and the access shall be improved to incorporate a bound hard surface with no loose stones or chippings for the first 6 metres of its length and shall be widened to allow for the passing of two vehicles for a distance of 40 metres extending from the highway to a point near the existing ingress/egress serving the existing stone pillared access, as shown on the approved plan, and shall thereafter be so retained.
- 5 Visibility splays at the entrance shall be set 2.4 metres back along the centre line of the identified access and shall extend to a point 45 metres to the east and 90 metres to the west. There shall be no obstruction within these splays greater than 600mm above the adjoining road level, and such visibility splays shall be so retained.
- 6 The existing gated access as shown on the approved plan shall be permanently closed within one calendar month of the permitted access being improved and then brought into use. Details of the means of closure shall be first submitted to, and approved in writing, by the Local Planning Authority and the works shall thereafter be carried out in accordance with such approved details.
- 7 Before the development hereby permitted is first brought into use, the additional passing bays along the access track shown on the plans hereby approved shall be provided and thereafter so retained.
- 8 No part of the development hereby approved shall be brought into its intended use until the parking facilities have been provided in accordance with the approved details, and which shall be suitably hard core surfaced and demarcated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter so retained.
- 9 Notwithstanding the details submitted, prior to the erection of the marquee hereby approved, details of the colour of the materials of the marquee shall be submitted to and agreed in writing by the Local Planning Authority. Only the agreed colour shall be used.
- 10 The marquee shall only be used in conjunction with functions and events held at Paschoe House Hotel.
- 11 The marquee hereby approved shall be removed within 5 years of the date of this consent unless otherwise agreed in writing by the Local Planning Authority.
- 12 There shall be no external floodlighting provided unless an application in that regard is first submitted to and agreed in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
13		Details of refuse and recycling storage facilities and a recycling management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved and such facilities shall be permanently retained thereafter.			
14		Before the development hereby approved is brought into use, full details of both hard and soft landscape works in the courtyard areas of the house (including the new marquee development) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include soft landscaping details to screen the area of the marquee from the Coach House. These details shall include: 1) Details of the species 2) Siting, numbers and size of planting stock 3) Proposed maintenance programme 4) Details of any stones, paviors, walls 5) Details of walls, fences and/or hedges.			

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 accord with the nature of the application and to enable the Local Planning Authority to maintain strict control over the nature of the use in order to restrict the use of the premises to one compatible with the surrounding countryside area and the setting of the heritage asset and in accordance with Policies DM2, DM24 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 In the interests of highway safety and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance as set out in the National Planning Policy Framework.
- 5 In the interests of highway safety and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance as set out in the National Planning Policy Framework.
- 6 In the interests of highway safety and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance as set out in the National Planning Policy Framework.
- 7 In the interests of highway safety and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance as set out in the National Planning Policy Framework.
- 8 To ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 9 To safeguard the setting of the listed building and the character and setting of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 10 To accord with the nature of the application and to minimise the amount of additional traffic to the hotel and the effect on the amenities of the neighbours in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 11 To allow the Local Planning Authority sufficient time to monitor the effect of the operation on the amenities of neighbouring properties, the impact on the heritage asset and also on the landscape in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 12 In the interests of protecting amenity, having regard to its countryside location and Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM21 and DM24 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 13 In the interests of the adequate collection and storage of waste and to ensure no harm to general amenity and in accordance with Policies DM2 and DM3 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 14 To ensure that the development makes a positive contribution to the character and amenity of the area, and to protect the setting of the heritage asset, and in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application seeks permission change of use of a large, Grade 2 listed private residence to provide for a new 9-bedroomed country house hotel with associated facilities and also includes for other new development works including a new marquee to provide catering for weddings and other events. The proposed development has justified its countryside location, will meet a recognised tourism demand which will benefit the local economy and will also minimise environmental impacts. It will also not lead to any unacceptable traffic impacts on the local road network. The scheme will also not lead to any substantial harm to the heritage asset or its setting and will provide an alternative economic use which will ensure the future conservation of the heritage asset. A Section 106 unilateral payment has been entered into in respect of mitigating wider air quality impacts which will be generated by the development. The application accords with Policies COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8, DM20, DM24 and DM27 of the Local Plan Part 3 (Development Management Policies) and with 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 pre-application discussions, negotiations, discussions and a site visit on 14th September 2015. 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.

15/01930/FULL	Silverhaye Farm Silverton Devon	Erection of an agricultural farm manager's dwelling	PERMIT	DEL	24/05/2016
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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.
- 5 The existing caravan detailed on drawing number A3 Location Plan 1-1250, shall be removed from Silverhaye Farm prior to the first occupation of the approved dwelling.
- 6 Within the next planting season, the landscaping scheme approved within previous application reference 12/00196/FULL (to discharge condition 5) and the landscaping detailed in drawing number 2015-31-01-17 of this planning application (15/01930/full) shall be carried out in full, and any trees or plants which, within a period of five years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 7 Prior to the development being occupied, the vehicular access, parking and turning areas indicated on the approved plans shall be hard surfaced and drained, to avoid surface water and loose stones discharging onto the highway. Following their provision, these facilities shall be so retained.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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 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 Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, and DM14.			
5		To safeguard the character and appearance of the area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).			
6		To ensure the development makes a positive contribution to the character and amenity of the area in accordance with policies DM2 and DM10 of the Local Plan Part 3 (Development Management Policies) and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).			
7		In the interests of highways safety in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).			

Reasons

Paragraph 55 of the 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 to 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 and 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 Framework. The proposal would also not conflict with COR18 and DM10 which strictly control development within the open countryside. In addition, the design is suitable and complies with Policies DM2, DM3, and DM5.

Reasons

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

16/00076/FULL	Lower Sainthill Farm Kentisbeare Cullompton Devon EX15 2DR	Erection of two-storey extension	PERMIT	DEL	25/05/2016
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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 Where as a result of stripping out, create new openings, reinstating previous openings or demolition any further historic feature or fabric is revealed, this shall be the subject of historic assessment by a suitably experienced contractor by whom a scheme of recording and/or conservation shall be submitted to the Local Planning Authority for approval. No further work shall be carried out on the affected part of the building until the scheme of recording and/or conservation has been approved in writing by the Local Planning Authority. The approved scheme shall be strictly adhered to during the works.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		No development shall begin until a schedule of works required securing 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 there progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works. In the event of any structural collapse no reconstruction work shall take place without the prior approval in writing of the Local Planning Authority supported by appropriate structural details, or in accordance with condition 3.			
5		The mitigation works as proposed in the Ecological Survey Report (20th December 2015) prepared by Green Ecological Consultancy shall be implemented and completed fully in accordance with the requirements of the report.			
6		Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the buildings and courtyard areas have been submitted to and approved in writing by the Local Planning Authority.			
7		All telephone, electricity and mains gas services to the building shall be placed underground. Metre boxes shall not be placed on any external facing walls.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made and/or to ensure that the development does not have a harmful impact on the historic interest of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) policy COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM1`3 and DM27.
- 4 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 Mid Devon Core Strategy (Local Plan Part 1) policy COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.
- 5 To ensure the proposed development retains the known conservation interest in accordance with Mid Devon Core Strategy (Local Plan Part 1) policy COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.
- 6 To ensure the use of appropriate materials in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.
- 7 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) policy COR2 and Mid Devon Local Plan part 3 (Development Management Policies) DM2, DM13 and DM27.

Reasons

The proposed internal alterations, conversion and extension will result in some harm to the fabric by way of some loss and some demolition. This amounts to a degree of 'significant' and also 'less than significant harm' to the historic fabric. The public benefits of this proposal explained above would outweigh any harm caused to fabric or setting. The proposal constitutes good design. The scale is considered to be compatible with the historic building and the setting will not be compromised. On this basis the application accords with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) policies DM1, DM2, DM13 and DM27 of the Mid Devon Local Plan part 3 (Development Management Policies) and with guidance in the National Planning Policy Framework, specifically paras 133 and 134.

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 negotiation. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00077/LBC	Lower Sainthill Farm Kentisbeare Cullompton Devon EX15 2DR	Listed Building Consent for erection of extension and other internal and external alterations	PERMIT	DEL	25/05/2016

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.
- 3 Where as a result of stripping out, creating new openings, reinstating previous openings or demolition any further historic feature or fabric is revealed, this shall be the subject of historic assessment by a suitably experienced contractor by whom a scheme of recording and/or conservation shall be submitted to the Local Planning Authority for approval. No further work shall be carried out on the affected part of the building until the scheme of recording and/or conservation has been approved in writing by the Local Planning Authority. The approved scheme shall be strictly adhered to during the works.
- 4 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 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. In the event of any structural collapse no reconstruction work shall take place without the prior approval in writing of the Local Planning Authority supported by appropriate details, or in accordance with condition 3.
- 5 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the buildings and courtyard areas have been 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 To ensure that an appropriate record is made and/or to ensure that the development does not have a harmful impact on the historic interest of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) policy COR2 and Local Plan Part 3 (Development Management Plan Part 3) DM2, DM13 and DM27.
- 5 To ensure the use of appropriate materials in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan part 1) policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.

Reasons

The proposed internal alterations, conversion and extension will result in some harm to the fabric by way of some loss and some demolition. This amounts to a degree of 'significant' and also 'less than significant' harm to the historic fabric. The public benefits of this proposal explained above would outweigh any harm caused to fabric or setting. The proposal constitutes good design. On this basis the application accords with policies COR2 of the Mid Devon Core Strategy (Local Plan part 1), policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and with guidance in the National Planning Policy Framework, specifically paras 133 and 134.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00355/FULL	Land and Buildings at NGR 286908 97889 Five Elms Lane Newton St Cyres Devon	Erection of a woodchip storage building	PERMIT	DEL	23/05/2016

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 All residue materials resulting from the demolition of the existing building on the site, and which are not to be recycled on site ,shall be removed from the site within one calendar month from the date on which the demolition is completed
- 4 The building hereby approved shall only be used for agricultural purposes reasonably necessary on the holding to which it realtes. On its becoming redundant for such purposes, it shall be demolished and all resultant material removed from the site within two years of the date this occurs.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of this area of open countryside in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).
- 4 To accord with the nature of the application and the Local Planning Authority considers that any future non-agricultural development of the site would have a detrimental effect on the visual amenity of this area of open countryside and having regard to policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed agricultural building is reasonably necessary to support the faming activity on the holding given that it is to replace an existing building which is no longer fit for purpose. By virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of any separate dwellings within the vicinity or the character and visual amenities of the area. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. As such the proposal is considered to comply with Policy COR18 of Mid Devon Core Strategy (Local Plan part 1) and policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and policy guidance as set out in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
16/00402/CLU	Building at NGR 315117 116644 (Hill Farm) Clayhidon Devon	Certificate of Lawfulness for existing residential dwelling and associated garden for a period in excess of 4 years	PERMIT	DEL	24/05/2016

Conditions

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

16/00471/LBC	2 Mews Cottages North Street Crediton Devon EX17 2BT	Listed Building Consent for the replacement of 2 windows	PERMIT	DEL	27/05/2016
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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.

Reasons

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

Reasons

The proposed replacement of existing windows that are in poor condition with new traditional casement windows is a necessary action and will ensure the longevity of the listed building. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Policy DM27 and Government advice in the National Planning Policy Framework.

16/00475/CLP	Oakridge Station Road Yeoford Crediton Devon EX17 5HU	Certificate of Lawfulness for the proposed use of extension as bedroom and wetroom to include internal alterations and provision of hardstanding for the parking of vehicles	PERMIT	DEL	23/05/2016
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Conditions

- 1 The use of the extension as ancillary living accommodation is not considered to be development given the existing use of the extension as ancillary living accommodation. The provision of hard standing is considered to amount 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00487/LBC	The Oak Room 2C St Peter Street Tiverton Devon EX16 6NU	Listed Building Consent for the removal of 4 side pews	PERMIT	DEL	23/05/2016

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 proposed works are considered to be less than substantially harmful to the heritage assets, but that less than substantial harm is balanced by the continued viable use of the building for a purpose which allows access by the public. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 Policy DM27 and the National Planning Policy Framework and should be granted consent.

16/00503/HOUSE	Hatherlands Uplowman Tiverton Devon EX16 7DW	Erection of front and rear extensions (Revised Scheme)	PERMIT	DEL	25/05/2016
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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 front and rear elevation of the property is supported 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, COR9 and COR17 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.

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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.

16/00510/CLP	Homefield Tiverton Devon EX16 5NB	Certificate of Lawfulness for the proposed conversion of loft	PERMIT	DEL	25/05/2016
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Conditions

- 1 Prior to the occupation of the loft conversion hereby approved, the first floor windows located in the wall forming the side elevation of the dwelling shall be glazed with translucent glass and be non-opening. Once provided the translucent non-opening glazing shall be so retained.
- 2 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A and C of The Town and Country Planning (General Permitted Development) Order 2015 subject to conditions.

Reasons

- 1 To safeguard the safety and privacy of the residents of the properties.

16/00518/HOUSE	4 Norwood Road Tiverton Devon EX16 6BD	Erection of a two storey extension	PERMIT	DEL	26/05/2016
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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 first floor bathroom and ensuite windows in the elevation shall be non-opening, glazed with translucent glass, and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the privacy of the occupiers of 5 Norwood Road in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2, Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13, DM27, DM29 and DM30.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed extension in terms of its scale, design 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 COR13, 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 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.

16/00529/HOUSE	Rosemount 17 Cowleymoor Road Tiverton Devon EX16 6HH	Erection of two storey rear extension following removal of sun room	PERMIT	DEL	27/05/2016
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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 an extension is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling and given its scale is not considered that it would result in overdevelopment of the dwelling curtilage. Given the scale and nature of the proposal, it is not considered that it would result in a significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following policies: COR2 and COR13 the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00548/CLP	Seajaize Morchard Road Crediton Devon EX17 5LP	Certificate of Lawfulness for the proposed erection of a single storey extension to rear	PERMIT	DEL	23/05/2016

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.

16/00576/HOUSE	Glendower Kennerleigh Crediton Devon EX17 4RS	Erection of conservatory	PERMIT	DEL	23/05/2016
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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 conservatory is considered to be supportable in policy terms. The proposed conservatory is considered to respect the character, scale, setting and design of the existing dwelling and would not detract from the character and appearance of the Kennerleigh Conservation Area. There are no concerns in terms of development of the curtilage or impact on the amenity of occupiers of nearby properties. The proposed development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 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.