

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01895/FULL	Orchard House Church Street Morchard Bishop Crediton Devon EX17 6PJ	Erection of 2 sheds	PERCON	DEL	02/06/2016

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 Further details of the shed to the west of Orchard House shall be submitted to and approved in writing by the Local Planning Authority prior to it being erected on site. The shed shall be sited to provide a gap of 0.6m between the west elevation of it and the east elevation of the village hall building. The approved details shall be maintained as such thereafter.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In accordance with details submitted by the applicant and to ensure that the proposal would not have an adverse impact on the amenity of the occupiers of the village hall and their ability to maintain their building in accordance with Policy DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of two sheds within the curtilage of this domestic property is considered to be supportable in policy terms. In terms of scale, size and design the proposed sheds are considered to respect the character of the existing dwelling. In addition the design and scale of the sheds is considered to be sufficiently low profile such that they would not detract from the character and appearance of the conservation area. There are not concerns with regards to over development of the dwelling curtilage. On the basis of the development being carried out in accordance with the suggested conditions, it is not considered that there are likely to be any significant adverse impacts to the amenity of neighbouring properties. On this basis the proposal is considered to be acceptable in accordance with the following policies: COR2 and COR17 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00119/FULL	Land and Buildings at NGR 290839 110642 (Coombeland Mill) Penny Moor Devon	Conversion of existing Mill to holiday accommodation	PERCON	DEL	01/06/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No works shall begin until working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 4 All rainwater goods shall be of cast iron, or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation, and shall be so retained.
- 5 The flues hereby approved shall be painted with a matt black finish where they are on the outside of the building and shall be so retained.
- 6 The development hereby approved shall be undertaken at all times in strict adherence to the Schedule of Works and separate Structural Repairs letter by P.A. Squibbs Engineering Consultants, ref: PAS/2388-2, January 2016 and both received by the Local Planning Authority on 19th January 2016.
- 7 The development hereby approved shall be undertaken at all times in strict accordance with and involving the full implementation of the mitigation and enhancement measures set out in Section 4 of the Protected Species Survey by Richard Green Ecology Ltd, dated September 2015 and received by the Local Planning Authority on 19th January 2016.
- 8 (i) The dwelling hereby approved shall be occupied for holiday purposes only. (ii) The dwelling shall not be occupied as a person's sole or main place of residence. (iii) The owners/occupiers shall maintain an up-to-date register of the names of all owners/occupiers of the available at all reasonable times to the Local Planning Authority.
- 9 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Class A of Part 1, relating to enlargement or improvement or other alteration, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the Works, in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27.
- 4 To ensure the use of materials/detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27.
- 5 To ensure the use of materials/detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27.
- 6 To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policies DM11 & DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		To ensure that adequate protection is given to protected species which may use the building, in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
8		The site is in an area at risk of flood, where unrestricted residential occupation may not be appropriate without further mitigation and the proposal does not provide any dedicated outside amenity space or parking provision, which would be required for permanent residential occupation, in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).			
9		To ensure that proper consideration is given to any further extensions with regard to any flood risk it may pose to occupiers and the risk of flood off-site, in accordance with Policy COR11 of Mid Devon Core Strategy (Local Plan 1) and DM2 of Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal involves the restoration of an important small rural mill building and the use proposed will ensure its long term retention. Subject to the conditions imposed, the works are considered to be appropriate having regard to its status as a cultilage listed building and will not detract from its character, appearance or historic interest. The building is in an area risk of flood but the works proposed and the intended use of the building will not have a demonstrably harmful impact upon users of the building or the risk of flooding on or off the site. Appropriate mitigation measures have been recommended to ensure the development does not harm protected species which use the building and a condition is included to ensure the implementation of these mitigation measures. The proposal will not have an adverse impact upon any neighbouring properties. Having regard to all material considerations the development meets with the requirements of policies COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM2, DM11, DM24 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

16/00120/LBC	Land and Buildings at NGR 290839 110642 (Coombeland Mill) Penny Moor Devon	Listed Building Consent for the conversion of existing Mill to holiday accommodation	PERCON	DEL	01/06/2016
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No works shall begin until working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 4 All rainwater goods shall be of cast iron, or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation, and shall be so retained.
- 5 The flues hereby approved shall be painted with a matt black finish where they are on the outside of the building and shall be so retained.
- 6 The development hereby approved shall be undertaken at all times in strict adherence to the Schedule of Works and separate Structural Repairs letter by P.A. Squibbs Engineering Consultants, ref: PAS/2388-2, January 2016 and both received by the Local Planning Authority on 19th January 2016.

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Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27.
- 4 To ensure the use of materials/detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27.
- 5 To ensure the use of materials/detailing appropriate to the development in order to safeguard the character and appearance of the listed building] in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27.
- 6 To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policies DM11 & DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposal involves the restoration of an important small rural mill building and the use proposed will ensure its long term retention. Subject to the conditions imposed, the works are considered to be appropriate having regard to its status as a curtilage listed building and will not detract from its intrinsic character, appearance or historic interest, despite the loss of some historic fabric in the proposed conversion. Having regard to all materials considerations the development meets with the requirements of Policies COR2 of Mid Devon Core Strategy (Local Plan 1), DM27 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

16/00434/HOUSE	Green Pastures Sandford Crediton Devon EX17 4LP	Replacement of asbestos roof with Cupa H12 Spanish slates	PERMIT	DEL	03/06/2016
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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 replacement of asbestos roof with Cupa H12 Spanish slates is considered to be supportable in policy terms. The slate sample provided is considered to be acceptable and would not detract from the character or appearance of the dwelling or the Sandford conservation area. The proposal would not result in over development of the dwelling curtilage or any significant adverse impacts to the amenity of occupiers of neighbouring properties. Overall the proposal is considered to be in accordance with the following policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the Nation 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.

16/00443/FULL	Brindiwell Farm Cheriton Fitzpaine Crediton Devon EX17 4HR	Change of use of animation studio and artist workshop (B1) to dwelling (C3)	PERMIT	DEL	01/06/2016
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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 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 reflects this guidance where a building makes a positive contribution to the rural character of the locality and is redundant for its current use. Therefore in policy terms the conversion of the barn with its own area of curtilage is considered acceptable. It has been demonstrated that the building can be converted into a dwelling without significant rebuilding, alteration and extension. The works as proposed are considered to respect the character of the building and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed transport arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide new open space off site (and/or maintenance of existing). On this basis the application proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14, and DM27 of the Local Plan Part 3 (Development Management Policies), COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1), policy AL/IN/3 of Local Plan 2 (AIDPD) and policy 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
16/00459/HOUSE	Apple Cottage Ash Thomas Tiverton Devon EX16 4NS	Raising of roof height of outbuilding for use as domestic storage building	PERMIT	DEL	02/06/2016

Conditions

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

Reasons

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

Reasons

The application for the raising of roof height of outbuilding for use as domestic storage building at Apple Cottage is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts on the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

Reasons

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

16/00471/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.

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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.

16/00482/HOUSE	31 Castle Park Hemyock Cullompton Devon EX15 3SD	Erection of single storey rear and side extensions	PERMIT	DEL	02/06/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the AONB in accordance with Mid Devon Core Strategy 2007 COR2, COR11 and Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM13, DM29.

Reasons

The application for the erection of single storey rear and side extensions at 31 Castle Park, Hemyock is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts on the living conditions of occupants of any neighbouring properties or the AONB. In addition the proposed mitigation measures proposed are considered to provide suitable resilience and resistance to improve the flood performance of the property. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR11 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 DM13 and DM29 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00492/HOUSE	Brinvilla Farm Puddington Crediton Devon EX17 4QU	Erection of extensions following removal of existing structures	PERMIT	DEL	01/06/2016

Conditions

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

Reasons

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

Reasons

The proposed extensions by virtue of their overall scale, massing design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies, COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM 13 of 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 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.

16/00497/HOUSE	Withy Cottage Canal Hill Tiverton Devon EX16 4HX	Installation of solar panels	PERMIT	DEL	02/06/2016
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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 is considered to be acceptable and will not negatively impact on neighbours, character or amenity, visual quality or the setting of the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM5 and 27 and the National Planning Policy Framework and should be granted consent.

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.

16/00501/FULL	Barton Farm Hittisleigh Exeter EX6 6LF	Change of Use of agricultural building to accommodation for use with wedding venue (class D1, and D2) and associated works	PERCON	DEL	02/06/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their installation, working details of the new external doors/door frames and windows including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes and windows shall be in accordance with these approved details, and be so retained.
- 4 (i) the approved units shall be occupied as ancillary accommodation to support the approved wedding/leisure venue on the site, and/or as holiday accommodation only. (ii) The units shall not be occupied as a person's sole or main place of residence. (iii) The owner/operators shall maintain an up-to-date register of the names of all occupiers of the units approved, 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.

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 and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy DM2 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 The site is outside the defined settlement limits and in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy COR 18 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The proposal alterations to an agricultural barn at Barton Farm Hittisleigh, including the scope of fenestration as proposed are considered to be acceptable in design terms and how it will sit within the locality and in terms of its relationship on the holding as a curtilage listed building. Furthermore its change of use to accommodation to be used as ancillary to the use of the site as a wedding/conference venue (Use Class D1 / D2) is supportive in policy terms. Finally it is not considered that its change of use and /or the scope of external alteration would have an impact on the amenity of any nearby properties. On this basis the proposal is considered to be acceptable in accordance with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2, DM24 and DM27.

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 issuing the decision notice 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.

16/00502/LBC	Barton Farm Hittisleigh Exeter EX6 6LF	Listed Building Consent for internal and external alterations	PERMIT	DEL	02/06/2016
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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 alterations to an agricultural barn at Barton Farm Hittisleigh, including the scope of fenestration as proposed is considered to be supportable in policy terms. The Local Planning Authority is satisfied that the proposed external and internal alterations would not harm the character, appearance of the curtilage listed building, not result in the loss of any historic building fabric and/or the setting of the principal listed building on the holding and for others in the locality. Overall the proposal is considered to be in accordance with the following policies: DM27 of Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

16/00508/LBC	Church Cottage Upton Hellions Crediton Devon EX17 4AE	Listed Building Consent for the installation of new window and internal alterations	PERCON	DEL	31/05/2016
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their use on site, the working details of the new external windows and internal doors, including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/windows shall be in accordance with these approved details, and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27.

Reasons

The proposed replacement of an existing modern window with a new casement timber window and the insertion of a new timber casement window and the scope of internal alterations proposed works that will update the listed building and will ensure its longevity without detrimentally affecting the appearance of it. 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.

16/00509/HOUSE	Ranscombe Farm Skilgate Dulverton Somerset TA4 2QP	Retention of two storey extension	PERMIT	DEL	02/06/2016
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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 retrospect application for the erection of a two storey extension to the front 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. Existing access and car parking provision is sufficient. Overall the proposed development is considered to be in accordance with the following policies: COR2, COR9 and COR18 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.

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
16/00523/FULL	Crediton Milling Co Ltd Fordton Mill Crediton Devon EX17 3DH	Erection of extension to intake pit over existing workshop and extension to new mesh/meal bins	PERMIT	DEL	01/06/2016

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 external surfaces of the extensions hereby approved shall be of materials to match, including colour and texture those of the existing buildings and 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 ensure that the building has an acceptable appearance and to safeguard the visual amenity of the area having regard to policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The development is considered to be in line with stated Development Plan policies which seek to support businesses in the local economy where compatible with wider environmental and other material planning considerations. The proposed works will be of a satisfactory design, scale and appearance and such that there will be no unreasonable loss of visual amenity or other negative environmental impacts (either in terms of loss of air quality or other impacts). Neither will the scheme adversely affect any other residential properties in the area. The scheme complies with policies COR1, COR4, COR11, COR15 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) , policies DM1, DM2, DM6, M7, DM8 and DM20 of the Local Plan Part 3 (Development Management Policies), and the National Planning Policy Framework to enable a conditional approval to be made.

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
16/00526/FULL	Land Adjacent to 1 Maple Close Willand Cullompton Devon EX15 2SP	Variation of Conditions 2 and 5 of Planning Permission 14/01547/FULL to allow the provision of an additional window on ground floor North East elevation of Plot 2	PERCON	DEL	01/06/2016

Conditions

- 1 The date of commencement shall be taken as 6th April 2016, the date the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before the development hereby permitted is brought into its permitted use, the access, parking facilities, access drive and access drainage shall be provided in accordance with the approved details. The approved works shall thereafter be retained for that purpose at all times.
- 4 Notwithstanding the details on the approved plans, the dwelling on Plot 2 shall not be occupied until a) the half landing window on the staircase in the north east elevation of Plot 2 shall be glazed with translucent glass and fixed shut and shall be permanently so retained. b) the top half of the additional window in the north east elevation of Plot 2 shown on the approved plans as serving the study, shall be glazed with translucent glass and shall be permanently so retained.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that Order, with or without modification, no additional windows shall be installed on the north east elevation or within the north east roof slope of Plot 2 without the Local Planning Authority first granting planning permission.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that adequate facilities are available on site for vehicles that will be attracted to the development.
- 4 To protect the privacy of the occupiers of 1 Tamars Drive, Willand, in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To protect the privacy of the occupiers of 1 Tamars Drive, Willand, in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that subject to the top half of the additional window being glazed with translucent glass, the development is not considered to lead to an unacceptable loss of privacy for the neighbouring residents. The development is otherwise as approved under planning permission 14/01547/FULL and the subsequent non-material amendment and remains compliant with the requirements of relevant policies: DM2 and DM17 of the Mid Devon Core Strategy (Local Plan part 1) and DM2, DM8, DM14 and DM15 of the Mid Devon Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00527/FULL	Riklands Colebrooke Lane Cullompton Devon EX15 1PD	Change of use of land from agricultural to domestic garden and erection of an attached double garage	PERMIT	DEL	02/06/2016
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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 double garage on the side elevation of the property is supported in policy terms. The scale and overall design is considered to respect the character, scale, setting and design of the existing dwelling. Similarly, the change of use of agricultural land to domestic use is in keeping. There are no concerns with regard to overdevelopment of the dwelling curtilage both through the erection of the garage or change of use of agricultural land. The impact on neighbouring properties will be limited. Existing access and car parking provision is sufficient. Overall the proposed development is considered to be in accordance with the following policies: COR2, COR9 and COR18 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 NPPF.

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.

16/00528/HOUSE	Moor Farm Westleigh Tiverton Devon EX16 7HP	Erection of a two-storey extension and triple garage	PERMIT	DEL	01/06/2016
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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 two storey extension and attached garage building by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2, DM8 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Reasons

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

16/00529/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.

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.

16/00530/HOUSE	32 Crowden Crescent Tiverton Devon EX16 4ET	Erection of extension	PERMIT	DEL	02/06/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the occupation of the first floor extension hereby approved, the en suite bathroom window on the south west elevation shall be glazed with translucent glass and be non-opening. Once provided the translucent non-opening glazing shall be so retained.

Reasons

- 1 In accordance with provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt in the interests of proper planning.
- 3 To safeguard the privacy of the future residents of the properties and existing residents to No. 30 Crowden Crescent in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

Reasons

The application for the erection of a first floor extension to the rear 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 COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM13 and DM15 of the Local Plan Part 3 (Development Management Policies) and government advice in the NPPF.

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
16/00531/FULL	Land at NGR 275157 94965 (Old Tellams Yard) Cheriton Bishop Devon	Erection of a 24m high lattice mast supporting radio equipment and a cabinet housing power supply	PERCON	DEL	01/06/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before the formation of the concrete pad hereby approved, a plan identifying the number and type of trees and shrubs to be removed and details of the species, siting and numbers to be planted, shall be first submitted to and approved in writing by the local planning authority. All planting comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development and any trees within a period of 5 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.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the building and character and appearance of the area in accordance with DM2 of the Local Plan Part 3 (Development Management Policies) and COR2 and COR18 of the Mid Devon Core Strategy Local Plan Part 1).

Reasons

Although the proposed development comprising a triangular lattice style telecommunication mast standing 24.0 metres above ground level will be identifiable within this part of the open countryside in Mid Devon, it is not considered that the visual and landscape impact (including cumulative impact with any other installations) that will arise will be so harmful to justify refusing planning permission. Furthermore, the harm has to be balanced against the benefits that will be secured for locality in terms of improved signal coverage. Furthermore the proposals is not considered to cause demonstrable harm to residential amenity in the area through visual impact at the micro level. Having taken into account all consultation responses received, no issues have been raised which would tip the planning balance towards refusing this application. In summary the proposed development is considered to comply with Policies COR2, and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), and policies DM1 and, DM2 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 the following 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
16/00532/FULL	Elms House Newton St Cyres Exeter EX5 5AY	Erection of replacement dwelling to include erection of a new store/carport	PERCON	DEL	02/06/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the commencement of any demolition on the site, a works plan and risk assessment shall be submitted for approval to the Local Planning Authority for consultation with Environmental Health Services. This plan and assessment should identify and risk-assess any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 or D of Part 1 of Schedule 2, relating to extensions, additions and alterations to the roof and porches shall be undertaken without the Local Planning Authority first granting planning permission.
- 5 The conclusions and mitigation measures set out in the Devon Wildlife Consultants ecological appraisal (dated May 2016) shall be complied with in full during construction of the development hereby approved. This shall include the provision and retention of two bat tubes and three nest cups as set out in the conservation action statement.

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 minimise the potential for airborne nuisance or additional land contamination at the site.
- 4 To ensure the size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan part 3 (Development Management Policies) and to ensure development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the protection of ecological interests at the site.

Reasons

The application scheme for the erection of a replacement dwelling to include the erection of a new store/carport is considered to be supportable in policy terms. The scheme presents a reasonable increase in scale in accordance with the relevant policy however given that the site is well separated from any nearby properties, it is not considered that there would be any significant impacts on the amenity of occupants of any nearby properties as a result of either the replacement dwelling or the ancillary building. It is considered that the overall increase in scale, and the proposed design of the replacement dwelling, are acceptable and would not harm the character and appearance of the area. The material palette is considered to be appropriate for the rural location. The details of the stone surfacing to be used for the access is considered to be appropriate and would not harm the character and appearance of the wider area. On this basis the proposal is considered to comply with the following policies, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM12, DM13 and DM14 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 discussions with applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00534/LBC	Brindiwell Farm Cheriton Fitzpaine Crediton Devon EX17 4HR	Listed Building Consent for the change of use of animation studio and artist workshop (B1) to dwelling (C3)	PERMIT	DEL	01/06/2016
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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

It is considered that the scope of internal alterations to the curtilage listed building to form the layout as proposed to enable the building to be converted into a three bedroom dwelling would not have a detrimental impact upon the character, integrity or appearance of the curtilage listed building. Furthermore it is considered that the scope of the conversion works would not have a detrimental effect on the setting of the principal listed building on the site. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and Government advice within the National Planning Policy Framework.

16/00539/FULL	Land at NGR 294679 104191 (Chitterley Business Centre) Silverton Devon	Change of use of land to form car park	PERMIT	DEL	03/06/2016
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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 car park will enable the provision of adequate parking to serve the businesses operating from the neighbouring Rural Business Centre without having a demonstrable impact upon the character and appearance of the neighbouring rural landscape or upon the safe operation of public highways in the locality. The works proposed are unlikely to disturb archaeological artefacts and desposits due to the depth of previous groundworks. There are no near neighbouring properties that would be negatively affected by the proposal. Having regard to all material considerations the application meets with the requirements of Policies COR18 of the Mid Devon Core Strategy (Local Plan 1) and policies DM2, DM8, DM20 and DM27 of Local Plan Part 3 (Development Managment Policies).

Reasons

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