

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01319/LBC	Paschoe House Bow Crediton Devon EX17 6JT	Various internal alterations associated with Change of Use from a residential dwelling (C3) to hotel (C1), restaurant (A3) and bar (A4), and erection of a marquee.	PERCON	DEL	10/06/2016

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 the construction of the dumb waiter in the dining room or the new staircase in the library, working details to scale 1:50 of the proposed walkway and spiral stairs together with the associated joinery shall be submitted to and approved by the Local Planning Authority. Installation of all the joinery details shall be in accordance with the approved details and be so retained.
- 4 In the event that any alterations are required to any internal or external joinery for fire safety or any other reason that is currently unforeseen, working details to scale 1:50 of these works shall be submitted to and approved by the Local Planning Authority. Installation of such joinery details shall be in accordance with the approved details and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a satisfactory appearance to the development in the interests of the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure a satisfactory appearance of the development in the interests of the architectural and historic character and setting of the listed buildings and to comply with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The proposed internal alterations will result in less than significant harm to the historic fabric. The proposed marquee will not affect the fabric of the building and will cause less than significant harm to its setting. The scope of harm reduced due to its location at the rear of the historic asset and because it is a temporary structure. The public benefits of this proposal would outweigh any harm caused to fabric or setting. On this basis the application accords 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, specifically Paragraph 134.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00155/FULL	Land at NGR 304301 110193 (The Paddocks) Willand Devon	Variation of conditions 3 and 4 of appeal decision APP/Y1138/A/14/2216218 relating to planning application 13/00777/FULL to allow the existing caravan to be occupied by additional family members	REFUSE	DEL	06/06/2016

Reasons

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

Reasons

- 1 The site is located in Flood Zone 3b of the River Culm which is liable to dangerous levels of flooding. The proposal is described as a "highly vulnerable" use in Table 2 of the Flood Risk Vulnerability Classification within the Planning Practice Guidance supplementary to the National Planning Policy Framework and Table 3 of the same guidance states that highly vulnerable uses should not be permitted in Flood Zone 3b. The temporary personal planning permission on the site was granted at appeal on the basis that the occupant would be a single person who would be unlikely to be resident on the site all of the time. The intensification of the existing use of the site to allow additional, elderly, family members to occupy the existing caravan on the site is considered to be wholly inappropriate in that it would result in the occupants being at risk of severe danger or fatality, the risks posed by flooding being directly proportionate to the number of occupants on the site and their ability to escape safely during flood events. The proposal is considered to be contrary to Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1), the National Planning Policy Framework and Planning Practice Guidance.
- 2 The temporary personal planning permission on the site was granted at appeal on the basis that there was an unmet need for gypsy and traveller sites in the District and the current occupier of the site had been able to demonstrate that there was no suitable alternative accommodation available at that time. No justification has been provided to support the application for additional family members to occupy the site, either with regard to their traveller status or their residential status. The proposal is considered to be contrary to Policy AL/DE/7 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), the National Planning Policy Framework and National planning policy for traveller sites.

16/00202/HOUSE	1 Newland Cottages Cullompton Devon EX15 1QQ	Conversion of double garage to ancillary annexe	PERMIT	DEL	06/06/2016
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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 annexe hereby approved shall be used ancillary to the existing dwelling on the site (currently known as 1 Newland Cottages), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation.

Reasons

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

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

3 The application has been submitted and determined on the basis of accommodation ancillary to the existing dwelling and not as a separate dwelling house.

Reasons

The proposed conversion of detached double garage to ancillary annexe at 1 Newland Cottages, Cullompton in terms of its scale, design and position less than 3 metres to the North West of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The conversion involves minimal external works which are considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage as it is the conversion of an existing building and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

16/00261/HOUSE	Shrubbery Cottage Burlescombe Tiverton Devon EX16 7JD	Formation of courtyard with open units for residential use	PERMIT	DEL	10/06/2016
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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 proposed garages, stables and storage units shall be used for incidental use only associated with and for Shrubbery Cottage, and the adjacent dwelling known as Willow View, only and shall not be sold, let or used for commercial use or for residential accommodation, either as part of any dwelling on site or as a separate unit.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application site is within the countryside and in particular within Flood Zone 3 where new development is restricted by Policies COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework to those that can be justified. In addition, habitable accommodation is not compatible with Flood Zones 2 and 3, and the proposal has been assessed on the basis of incidental use to the main dwelling on site only and the additional facilities that may be required for commercial or habitable uses have not been considered.

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Reasons

The proposed incidental building by virtue of its scale, massing, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. It is also considered that there will be no negative impacts on the Conservation Area (Grand Western Canal) and the siting within and on the edge of Flood Zone 3 is acceptable due the close association with the dwellings, the open nature of the buildings and the intended incidental use. As such the proposal is considered to comply with Policies DM2, DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies), Policy COR11 of the Mid Devon Core Strategy Policy (Local Plan Part 1) and the National Planning Policy Framework.

Reasons

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

16/00352/MFUL	Castle Primary School Barrington Street Tiverton Devon EX16 6QR	Construction of a new two storey school on existing school grounds, with associated landscaping works and demolition of existing school buildings	PERCON	COMM	09/06/2016
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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 development hereby permitted shall be carried out in accordance with the submitted Construction Environmental Management Plan, titled 'Construction Environmental Management Plan (CEMP) for Castle Primary School'. The Construction Environmental Management Plan shall be adhered to at all times during the construction phase of the development.
- 4 The development hereby permitted shall be carried out in accordance with the submitted surface water drainage strategy, detailed on plan references 'School Building Drainage Strategy' and 'Storm Exceedance Routes'. Once installed, the surface water drainage scheme will be permanently managed and maintained in accordance with the submitted Proposed Surface Water Drainage Scheme Management and Maintenance Plan.
- 5 The development shall be carried out in accordance with the recommendations set out within the submitted bat survey, produced by Seasons Ecology dated April and May 2015. Mitigation measures including the installation of one traditional wooden bat box, one Schwegler 2f bat box, one Schwegler 1FD bat box, and two Schwegler 1FR bat tubes will be installed on site prior to the demolition of the existing Castle School buildings and so retained.
- 6 The landscaping scheme detailed on drawing number '1090 - PL10 REV A' shall be carried out within 9 months of the substantial completion of the development, and any trees or plants which, within a period of five years from the 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. Once provided, the landscaping scheme shall be so retained.
- 7 Notwithstanding the material samples that have already been submitted to the Local Planning Authority, prior to their use on site, samples and details of the materials to be used for all the external surfaces of the building(s) shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.

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8 Prior to demolition of the existing buildings on site commencing, a works plan and risk assessment shall be submitted for approval to the Local Planning Authority. 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.

9 The approved building shall be constructed to achieve a Building Research Establishment Environmental Assessment (BREEAM) 'Very Good'

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development will not result in unacceptable harm to the environmental amenities of the area, in accordance with DM2, DM7 and DM25 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure appropriate measures are taken to manage surface water in accordance with policies DM2, DM7 and DM25 of the Local Plan Part 3 (Development Management Policies) and COR11 of the Mid Devon Core Strategy 2026.
- 5 To ensure any nature conservation interests are preserved in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).
- 7 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and character and appearance of the adjacent conservation area in accordance with policy DM2 and DM27 of the Local Plan Part 3.
- 8 To ensure the development will not result in unacceptable harm to the environmental amenities of the area, in accordance with DM2, DM7 and DM25 of the Local Plan Part 3 (Development Management Policies).
- 9 To ensure the development remains within the sustainable design principles set out within Policy DM3 of the Local Plan Part 3 (Development Management Policies).

Reasons

Although the loss of the existing historic school building is harmful due to it being an important undesignated heritage asset and a building of value within the Conservation Area; in the opinion of the Local Planning Authority there is no realistic prospect of delivering the public benefits that would arise from the scheme (particularly in relation to the upgrading of the facilities and associated modern education environment) if the building were to be retained and renovated. On balance the proposal is therefore considered acceptable despite being contrary in part to policy DM27 of the Local Plan Part 3 (Development Management Policies) and paragraph 135 of the National Planning Policy Framework. The proposed development is considered to have an acceptable impact in terms of the Conservation Area, highways, residential amenity, ecology, design and appearance and to comply with Mid Devon Core Strategy (2007) policies COR 1, COR 2, COR 7, COR 9, COR 11 and COR 13; Local Plan Part 3 (Development Management Policies) (2013) policies DM1, DM3, DM4, DM8, DM25 and DM28.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00391/LBC	Applegarth King Street Silverton Exeter EX5 4JG	Listed Building Consent for internal alterations to create additional bedroom and bathroom	PERMIT	DEL	09/06/2016

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 acceptable and will not lead to harm to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) DM27 and the National Planning Policy Framework and should be granted consent.

16/00413/FULL	Lapford Youth Club Popes Lane Lapford Devon EX17 6PW	Conversion of former youth club to dwelling and erection of new dwelling	PERCON	DEL	08/06/2016
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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 No development shall take place until revised drawing numbers 5, 6, 7 and 8 showing the correct scale at 1:50 have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance to those plans and the other plans as listed on the plans schedule on this decision notice.
- 3 No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a)Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c)Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.
- 4 Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.
- 5 The mitigation works as proposed in the Preliminary Ecological Appraisal prepared by Joseph Lane (March 2016) and the Phase 2 Bat Survey prepared by Joseph Lane (May 2016) shall be implemented and completed in accordance with the requirements of that report, and shall be so retained as required.

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6 No development shall take place until detailed drawings showing a revision to the boundary treatment to the southern elevation has been submitted to and approved by the Local Planning Authority (adjacent to the property referred to as Woodleigh). This part of the development shall be completed only in accordance with the modification thus approved.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the character of the building is retained and to protect the building during conversion works in accordance with policy DM2.
- 4 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.
- 5 To ensure the protection of any ecological interests at the site.
- 6 The boundary treatment as shown is considered unsatisfactory in the form shown on the drawings submitted to date and this aspect of the scheme should be modified to ensure an acceptable form of development in terms of securing an acceptable relationship between the two residential dwellings.

Reasons

The principle of the conversion and change of use of the existing building as a residential dwelling and the development of a further dwelling within the wider plot is considered to be supportable in policy terms by policy COR17 and DM25. It has been demonstrated that the building can be converted without significant rebuilding, alteration and extension and therefore a significant amount of the original building fabric and character will be retained. The additional building is designed to be of a scale, massing and appearance which is respectful to the street scene. The works to the building, and the design and location of the new building are considered to not adversely affect the amenities and living conditions of the adjacent dwellings. The proposed transport arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area subject to the mitigation as proposed. The applicant has entered into a Section 106 agreement to satisfactorily mitigate against the need to provide new open space / maintenance of existing off site and to improve Air Quality within the AQMA. On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14 and DM25 of the Local Plan Part 3 (Development Management Policies), COR1, COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), policy AL/IN/3 and AL/CRE/8 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.

16/00423/HOUSE	14 Silverdale Silverton Exeter Devon EX5 4JF	Erection of single storey side extension & porch in place of existing garage and erection of conservatory to rear (Revised Scheme)	PERMIT	DEL	06/06/2016
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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 extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

16/00429/HOUSE	53 Coldharbour Uffculme Cullompton Devon EX15 3EE	Installation of replacement windows to rear	PERMIT	DEL	06/06/2016
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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 works are considered acceptable and in keeping with the character of the building and wider conservation area and will not cause harm to them. Overall the proposed development is considered to be in accordance with the policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM1, DM2 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00434/HOUSE	Green Pastures Sandford Crediton Devon EX17 4LP	Replacement of asbestos roof with Cupa H12 Spanish slates	PERMIT	DEL	03/06/2016

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 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.

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.

16/00463/FULL	Land and Buildings at NGR 312758 112591 (Conigar Farm) Hemyock Devon	Formation of manege for private equestrian use	PERMIT	DEL	07/06/2016
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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 development hereby permitted shall be used for domestic equestrian use only in connection with the occupation of the dwelling known as Conigar Farm, Conigar Lane, EX15 3RS and shall not be used, let, sold or otherwise disposed of for commercial equestrian purposes.

Reasons

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

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

3 The potential effects on highway safety and the amenities of neighbouring residents have been assessed only on the basis of domestic use, in accordance with Policies DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that private equestrian development in this location is considered to be appropriate and not to harm the visual amenities of the rural area, the Area of Outstanding Natural Beauty or the amenities of neighbouring residents. It is not considered that the development would have an unacceptable impact on heritage assets or surrounding countryside. The proposal is considered to comply with the requirements of relevant Policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM23 and DM29 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

16/00484/HOUSE	Helewood Farm Clayhanger Tiverton Devon EX16 7PA	Erection of extension (Revised scheme)	PERMIT	DEL	08/06/2016
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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 extension is considered to respect the character, scale, setting and design of the existing dwelling and is considered to be supportable in policy terms. The proposal would not result in over development of the curtilage. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
16/00485/LBC	Helewood Farm Clayhanger Tiverton Devon EX16 7PA	Listed Building Consent for erection of extension (Revised scheme)	PERCON	DEL	08/06/2016

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 Prior to the use of any above ground materials first being used on site details/samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples and be so retained.
- 4 A sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the external walls of the development hereby permitted shall be approved in writing by the Local Planning Authority prior to its use on the building. Such approved stone colour, texture, pointing, mortar and coursing shall be so used and retained.

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 appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with DM27 of Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The proposed development affects a Listed Building. The proposed extension is not considered to detract from the character, appearance or historic interest of the Listed Building, and the removal of the existing poor quality 20th Century additions is considered to have a positive impact upon the historic character of the building. Therefore the proposal complies with policies COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM27 of Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

16/00496/LBC	Withy Cottage Canal Hill Tiverton Devon EX16 4HX	Listed Building Consent for internal and external alterations	PERMIT	DEL	09/06/2016
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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 The finish of the replacement windows and new doors hereby approved shall be painted.

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4 The replacement windows and door hereby approved on the north elevation shall be slim double glazed units only.

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 protect the appearance and special interest of the listed building.
- 4 To protect the appearance and special interest of the listed building.

Reasons

The proposed works are considered to be acceptable and whilst leading to extensive alteration, will not harm those parts of the listed building with primary significance. The small elements of less than substantial harm are caused only to a 20th century extension and therefore are considered to be acceptable. 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.

16/00500/ADVERT	The Walronds 6 Fore Street Cullompton Devon EX15 1JL	Advertisement Consent to display 1 freestanding Heritage Information panel	PERMIT	COMM	10/06/2016
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Conditions

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

Reasons

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

Reasons

The advertisement as one of a series is considered to have a positive impact on visual public amenity, the setting of the adjacent Grade I and II* listed buildings, and the character and appearance of the Conservation Area. The proposal is not considered to have a detrimental impact on public safety. The proposal is considered to be in accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00511/LBC	Slade Farm Morchard Bishop Crediton Devon EX17 6SJ	Listed Building Consent for 2 replacement windows	PERMIT	DEL	10/06/2016

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 replacement of existing windows that are in a unrepairable condition with new windows in double glazed traditional joinery will ensure the longevity of the building without detrimentally affecting its character and appearance. The proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

16/00520/HOUSE	Spring Cottage Uffculme Cullompton Devon EX15 3DR	Erection of two storey extension and first floor extension over garage and conversion of garage to living accommodation	PERMIT	DEL	06/06/2016
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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 scheme for the erection of two storey extension and first floor extension over garage and conversion of garage to living accommodation at Spring Cottage, Uffculme is considered to be acceptable. The proposal would not result in over development of the curtilage given the large curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extensions and conversion of garage are not considered to detract from the character and appearance of the existing dwelling or its setting. The proposal is therefore considered to comply with the following policies; COR2 and COR18 of 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.

16/00521/FULL	1 - 2 The Weeches Washfield Tiverton Devon EX16 9RA	Installation of replacement windows to first floor flat	PERMIT	DEL	08/06/2016
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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 scheme for the replacement of existing windows at first floor level is considered to be supportable in policy terms. The proposed windows respect the character, scale, setting and design of the existing dwelling, and do not result in over development or any adverse impacts on neighbouring properties. The proposed replacement windows are not considered to detract from the character, appearance or historic interest of the Listed Building. Therefore the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM13 and DM27 of Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

Reasons

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

16/00522/LBC	1 - 2 The Weeches Washfield Tiverton Devon EX16 9RA	Listed Building Consent for the installation of replacement windows to first floor flat	PERMIT	DEL	08/06/2016
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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.

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.

Reasons

The application scheme for the replacement of existing windows at first floor level is considered to be supportable in policy terms. The Local Planning Authority is satisfied that the proposed windows would not harm the character, appearance or setting of the listed building, and that the proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be in accordance with the following policies: DM27 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

16/00525/FULL	Newland Farm Cullompton Devon EX15 1QQ	Conversion of former stables to form 1 dwelling	REFUSE	COMM	10/06/2016
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Reasons

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

Reasons

- 1 In the opinion of the Local Planning Authority, the application building is not considered to hold any particular character, architectural style, merit or design to make it worthy of conversion. In addition, the works required to safeguard the privacy of the occupiers of the adjacent dwelling (blocking up openings), would result in a substantial alteration to the appearance of the existing building and the loss of the little character that the existing building does have and result in an unsatisfactory appearance. The application scheme is therefore not considered to comply with the criteria set out in Policy DM11 of the Local Plan Part 3 (Development Management Policies) which requires rural buildings to be converted to positively contribute to an area's rural character.

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 Management Policies).

Reasons

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

16/00540/FULL	Land at NGR 310145 114498 (Fairlawn) Culmstock Devon	Retention of an agricultural livestock and storage building and new access	PERMIT	DEL	06/06/2016
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Conditions

- 1 The date of commencement of this development shall be taken as the 11th of April 2016, when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The site access, visibility splays and hedgebank planting shall be at all times retained and maintained in accordance with drawing GH/Fisher/006 Rev B, titled Site Plan, Landscaping and levels, dated March 2016 and received by the Local Planning Authority on the 8th of April 2016. The site access drive shall remain hardened, surfaced, drained and maintained for a distance of not less than 6.0 metres back from its junction with the public highway, and shall be retained for that purpose at all times. Any gates shall be set back by a minimum of 4.5m from the edge of the carriageway and hung to open inwards only. Any trees or plants which, within a period of five years from the date of this permission die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 4 The building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.

Reasons

- 1 In 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 the development makes a positive contribution to the character and amenity of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2, COR18, and the Adopted Mid Devon Local Plan Part 3 DM2 and DM29. To prevent mud and other debris being carried onto the public highway, to ensure adequate facilities are available for the traffic attracted to the site and to ensure appropriate drainage provision is provided in the interest of public safety and to prevent damage to the highway, in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 The application has been approved on balance due to the agricultural justification on this holding. When no longer required for agricultural purposes the building shall be removed in order to safeguard the rural character of the area and avoid unacceptable development within the countryside and adjacent to the Blackdown Hills Area of Outstanding Natural Beauty, in accordance with Policies DM22 and DM29 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application scheme proposes the retention of an agricultural building and a new access and hardstanding area in association with the building, at Fairlawn, Culmstock. The overall design and scale of the building is acceptable given its context, the building is on balance considered reasonably necessary for the purposes of agriculture. It is not considered that it will have an unacceptably adverse effect on the visual amenities of the area, including the Area of Outstanding Natural Beauty adjacent to the site. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2, DM22 and DM29 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

Reasons

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

16/00542/HOUSE	Mill Cottage Hittisleigh Exeter Devon EX6 6LD	Erection of two storey side extension to replace existing single storey extension	PERCON	DEL	07/06/2016
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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 roof covering of the development hereby permitted shall be of natural slate a sample of which shall be submitted to, and approved in writing by, the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and retained.
- 4 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.

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 listed building in accordance with Policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 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 Policies DM2 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application scheme for the erection of a two storey side extension to replace an existing single storey extension is considered to be supportable in policy terms. The extension adjoins an existing two storey extension and is set back from the principle elevation of the property. Overall the design of the proposed extension is considered to respect the character, scale, setting and design of the existing dwelling. The Local Planning Authority is satisfied that the proposal would not harm the appearance of the listed building or result in a material loss of historic building fabric. There are no concerns with regard to over development of the dwelling curtilage or the impact on the amenity of neighbouring properties. The proposal is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

16/00543/LBC	Mill Cottage Hittisleigh Exeter Devon EX6 6LD	Listed Building Consent for erection of two storey side extension to replace existing single storey extension and internal alterations	PERMIT	DEL	07/06/2016
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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 application scheme for the erection of a two storey side extension to replace an existing single storey extension is considered to be supportable in policy terms. The Local Planning Authority is satisfied that the proposed extension and internal alterations would not harm the character, appearance or setting of the listed building, and that the proposal would not result in the loss of any historic building fabric. 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00552/FULL	Land at NGR 295045 106592 (Lower Dorweeke) Silverton Devon	Retention of an agricultural access gateway to include removal of section of hedgebank and 1 tree	PERMIT	DEL	08/06/2016

Conditions

- 1 The date of commencement of this development shall be taken as the 13th of April 2016, when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The site access road shall be hardened, surfaced in a bound material, drained and maintained thereafter, for a distance not less than 6 metres back from the junction of the access with the highway within 6 months from the date of this permission. Provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway, in accordance with the details provided on drawing number NPS-DR-B-(00)-000 P1, received by the Local Planning Authority on the 7th of June 2016, the approved drainage scheme shall be completed within 6 months of the date of this permission and be retained and maintained thereafter.
- 4 Visibility splays shall be provided within 6 months of the date of the permission, and shall be maintained and retained thereafter for that purpose at the site access. There shall be no obstruction greater than 600mm above the carriageway taken from a point 2.4m back along the centre line of the access and extending to a point on the nearside carriageway edge 43.00 m either side of the access, in accordance with drawing NPS-DR-B-(00)-000 P1 received by the Local Planning Authority on the 7th of

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 reflect the retrospective nature of this permission and to prevent mud and other debris being carried on to the public highway, allowing for the safe operation of the highway and the access for all users, and to ensure no increase flood risk as a result of the surfacing, in accordance with policies COR11 of Mid Devon Core Strategy (Local Plan part 1), DM2 and DM22 of Mid Devon Local Plan part 3 (Development Management Policies).
- 4 To ensure sufficient visibility onto the highway, to allow for the safe functioning of the access and the highway for all users, in accordance with policies DM2 and DM22 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed retention of a new access along with the removal of an existing tree in order to provide suitable visibility splays, is considered to be reasonably necessary to support the farming activity of the holding. The development is not considered to result in any significantly adverse impacts on the character of the surrounding area, the environment, or the amenity of local residents. Subject to the conditions imposed, the development is not considered to have an unacceptable impact on the local road network, nor is it considered to increase flood risk in the immediate surrounding area. Overall, the proposed development is considered to be in compliance with policies COR2, COR11, COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM22 of the Local Plan Part 2 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00553/FULL	B and M Retail Limited (Garden Centre Structure) Units 5 to 7 Ormidale Square Tiverton Business Park Tiverton Devon EX16 6TW	Erection of flexible mixed use commercial units for use classes A1, B1, B8, D1 and Sui Generis with associated parking and landscaping following demolition of existing building	PERCON	DEL	10/06/2016

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 development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), 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. Once provided, the landscaping scheme shall be so retained.
- 4 No development shall begin until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme.
- 5 Before the development hereby permitted is first brought into use, the vehicular access, visibility splays, parking and turning areas indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Following their provision, these facilities shall be so retained.
- 6 Before the development hereby permitted is first brought into its permitted use, details of the location, type and lighting level of any external lighting proposed shall first have been submitted to and approved in writing by the Local Planning Authority. All external lighting shall be designed so that the light source is not directly visible to drivers of the adjacent public highways. Only the approved lighting scheme shall be implemented.
- 7 The application site including any buildings thereon shall be used for Use Classes A1, B1, B8, D1 or as a veterinary surgery (Sui Generis use) as set out in 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, and for no other purpose.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 In order to protect water quality and minimise flood risk in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
6		To ensure that the floodlighting associated with the proposal does not result in detriment to the safety of drivers using the public highway, in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
7		To concur with the nature of the application.			

Reasons

The proposal represents an appropriate redevelopment of an existing site which has become redundant. The uses proposed are acceptable given the location on a business park and neighbouring existing retail units and will not detract from the vitality and viability of the town centre. The design and layout of the site, including parking and access, is acceptable and subject to further details regarding the landscaping of the site, will result in a development which is visually suitable for this location and will provide adequate facilities for the uses proposed. The development is in an area at risk of flood but will not increase the risk of flood either on or off the site. Subject to the conditions proposed and having regard to all consultation responses and material considerations, the application meets with the requirements of Policies COR1, COR4, COR11 and COR14 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM8 and DM17 of Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included a site visit on 14th April 2016. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00557/FULL	Blackmore House 17 St Peter Street Tiverton Devon EX16 6NU	Installation of 12 replacement windows to East elevation	PERMIT	DEL	09/06/2016
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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 windows hereby approved shall be recessed behind the face of the wall to the same distance as the existing windows.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to achieve an appearance appropriate to the building and the setting of the conservation area in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed 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 DM2 and 27 and the National Planning Policy Framework and should be granted consent.

Reasons

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

16/00558/LBC	Blackmore House 17 St Peter Street Tiverton Devon EX16 6NU	Listed Building Consent for installation of 12 replacement windows to East elevation	PERMIT	DEL	09/06/2016
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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 The windows hereby approved shall be recessed behind the face of the wall to the same distance as the existing windows.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to achieve an appearance appropriate to the listed building that will protect its special interest.

Reasons

The proposed works are considered to cause no additional harm to the listed building and therefore are acceptable. 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00559/FULL	Land and Buildings at NGR 315733 116618 (Opposite Heazle Farm) Clayhidon Devon	Change of use of part of agricultural land to manege, replacement of buildings with barn and erection of an additional barn	PERCON	DEL	07/06/2016

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 Yorkshire boarding and other timber surfaces on the external surfaces of the buildings hereby permitted shall be left natural in colour at all times and shall not be stained or painted.
- 4 Before their use on the manege and hard surfaces, details/samples of the surfacing materials, including their colour, shall be submitted to and approved in writing by the Local Planning Authority. Only such surfacing materials shall be used and shall be so retained.
- 5 No development shall begin until a maintenance schedule/plan for the boundary hedges and trees has been submitted to and approved in writing by the Local Planning Authority. Such maintenance schedule/plan shall include a plan showing the existing hedges and trees on the site that are to be retained, details of the heights at which the hedges will be maintained, and a schedule of maintenance of all boundaries. The boundary trees and hedges shall be permanently retained and maintained in accordance with such approved maintenance schedule/plan.
- 6 No external lighting shall be installed on the site unless details have been previously submitted to and approved in writing by the Local Planning Authority.
- 7 The buildings and manege hereby approved shall be used for agricultural or equestrian purposes only. On becoming redundant for such purposes, any building or the manege shall be demolished/ removed, and all materials resulting from the demolition/removal shall be removed from the site within 3 years.

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 order to protect the landscape qualities of the Area of Outstanding Natural Beauty in accordance with Policy DM29 of the Local Plan Part 3 (Development Management Policies).
- 4 In order to protect the landscape qualities of the Area of Outstanding Natural Beauty in accordance with Policy DM29 of the Local Plan Part 3 (Development Management Policies).
- 5 In order to protect the landscape qualities of the Area of Outstanding Natural Beauty in accordance with Policy DM29 of the Local Plan Part 3 (Development Management Policies).
- 6 In order to protect the landscape and dark sky qualities of the Area of Outstanding Natural Beauty in accordance with Policy DM29 of the Local Plan Part 3 (Development Management Policies).
- 7 The development has been justified in terms of need and without such justification the buildings and manege would not be considered to be appropriate in the Area of Outstanding Natural Beauty. They should therefore be removed if no longer required for such purposes in order to protect the special landscape qualities of the Area of Outstanding Natural Beauty, in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM29 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The current proposal is acceptable in that, although the development is large for the size of the holding and as site within the Blackdown Hills Area of Outstanding Natural Beauty, the applicant has justified the development in terms of both the need and the location, being within a relatively enclosed landscape and bordered by mature hedges and trees. The existing access is considered to be adequate. Subject to approval of surfacing materials and retention of boundary hedges and trees, the development is not considered to harm the special landscape character of the Area of Outstanding Natural Beauty, taking into account the justification provided. The proposal is considered to comply with the requirements of relevant Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM23 and DM29 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

16/00562/HOUSE	25 Ashley Rise Ashley Tiverton Devon EX16 5PW	Erection of single storey rear extension, detached garage and landscaping works	PERMIT	DEL	10/06/2016
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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 proposed driveway, indicated on drawing number 'three' shall be constructed of permeable tarmac. This shall be provided prior to the completion of the development and will 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 avoid surface water run-off onto the public highway in the interests of public safety.

Reasons

The application scheme for the erection of an extension, retaining wall and a garage 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 the nature of the proposal, it is not considered that it would result in any significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following Policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 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 a site visit on 14th April 2016. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00569/HOUSE	2 Mimosa Close Tiverton Devon EX16 6UA	Erection of single storey extension	PERMIT	DEL	09/06/2016
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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 extension in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR13, Local Plan part 3 (Development Management Policies) DM2 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

16/00570/FULL	Land and Buildings at NGR 294031 106737 (Adjacent to Copenhagen Farm) Bickleigh Devon	Erection of an agricultural livestock and storage building	PERMIT	DEL	10/06/2016
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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.

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- 3 Prior to the first use of any part of the building hereby permitted, the new soakaway shall be provided in accordance with drawing 3/1/MP dated the 14th March 2016 and received by the Local Planning Authority on the 14th April 2016.

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 surface water is satisfactorily dealt with and there is no increased flood risk as a result of the development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The application scheme proposes the erection of a new agricultural storage and livestock building. The overall design and scale of the building is acceptable given its context and the building is considered reasonably necessary for the purposes of agriculture. It is not considered that it will have any unacceptably adverse effect on the visual amenities of the area and given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy and amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site. The site is located in Flood Zones 2 and 3, the Local Planning Authority are satisfied that the sequential test has been passed and the proposed building is classified as a less vulnerable use, suitable within the identified Flood Zones. In addition, the site has a suitable access and the proposal is not considered to have an unacceptable impact on the local road network. As such the proposal is considered to comply with Policies COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

Reasons

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

16/00571/LBC	2 Newcourt Cottages Langford Cullompton Devon EX15 1SE	Listed Building Consent for the erection of a conservatory	PERCON	DEL	06/06/2016
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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 Prior to commencement of works a sample of the proposed brickwork together with the proposed mortar shall be submitted to and approved by the Local Planning Authority. The brick wall and plinth hereby approved shall be constructed using the approved bricks and mortar and so retained.

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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3 To ensure the use of brickwork of an appropriate colour and appearance in accordance with Policy DM 27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed rear extension is of acceptable design and proportions and is considered to be acceptable in the context of the existing longstanding external appearance of the property. There is no harm to the fabric of the building and no significant harm to the particular significance of the listed building as a whole. Therefore, the proposal is in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and paragraphs 132 and 134 of the National Planning Policy Framework.

16/00578/FULL	Land at NGR 291301 112586 Withleigh Lane Withleigh Devon	Erection of an agricultural building	PERMIT	DEL	09/06/2016
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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 agricultural livestock building, by virtue of its scale, design and location, is not considered to harm the amenity of the occupiers of the nearby dwellings, or the character and appearance of the surrounding area. The proposal is unlikely to cause any significantly adverse impacts on the environment, or have an unacceptable traffic impact on the local road network. Assuch the proposal is considered to comply with Policies COR18 of the Mid Devon Core Strategy (Local Plan 1), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies), and Part 3 and Part 7 of 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 applicaton 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.

16/00586/HOUSE	16 Duke Street Cullompton Devon EX15 1DW	Erection of first floor extension	REFUSE	DEL	07/06/2016
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Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 The proposed first floor extension, by reason of its location, scale, massing, flat roof design and relationship with the existing dwelling and adjacent dwellings, is considered to detract from the traditional character and appearance of the existing dwelling and the terrace, and interrupting the existing first floor linear form to the properties. The proposal is therefore contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 and the National Planning Policy Framework.
- 2 The proposed first floor extension will have an unacceptably overbearing impact on users of neighbouring gardens due to its close proximity and mass, contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, and DM13 of the Local Plan Part 3 and the National Planning Policy Framework.

16/00587/HOUSE	Lower Garlandhayes Clayhidon Cullompton Devon EX15 3TT	Erection of two storey extension to west elevation, first floor extension to rear over existing single storey extension and removal of chimney	PERMIT	DEL	07/06/2016
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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 scheme for the erection of two storey extension to west elevation and first floor extension to the rear at Lower Garlandhayes, Clayhidon is considered to be acceptable. The proposal would not result in over development of the curtilage given the large curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extensions are not considered to detract from the character and appearance of the existing dwelling or its setting. The proposal is therefore considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2, DM13 and DM29 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00602/HOUSE	4 Campion Court Willand Cullompton Devon EX15 2TW	Erection of single storey rear extension	PERMIT	DEL	07/06/2016

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 single storey rear extension to 4 Campion Court, Willand in terms of its scale, design and position on the rear of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 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 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.

16/00612/CLP	27 Besley Close Tiverton Devon EX16 4JF	Certificate of lawfulness for the proposed creation of a hardstanding and vehicular access	PERMIT	DEL	09/06/2016
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Conditions

- 1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015 and Article 3, Schedule 2, Part 2, Class B of The Town and Country Planning (General Permitted Development) (England) (Order) 2015 provided the hard surface is to be of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the dwellinghouse.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00621/CLP	Old Croyle House Kentisbeare Cullompton Devon EX15 2AP	Certificate of lawfulness for the erection of an orangery following removal of conservatory	REFUSE	DEL	07/06/2016

Reasons

- 1 The proposed development does not amount to permitted development in accordance with Schedule 2 Article 3 Part 1 Class A.1 (j) of the Town and Country (General Permitted Development) (England) Order 2015 (as amended) as the proposal is 5.65m measured perpendicular to the side elevation. Thus the proposed is 0.65m larger than the permitted size allowable in this case for a side extension.

16/00658/HOUSE	Burgage Lodge Hornbeam Gardens Bradninch Cullompton Devon EX5 4NZ	Erection of single storey extension	PERMIT	DEL	09/06/2016
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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 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. Considering the scale and design of the extension and its proximity to neighbouring dwellings, it is not considered that it would result in any significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 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.