

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00360/LBC	15 Millway Bradninch Exeter Devon EX5 4NL	Listed Building Consent for internal and external alterations	PERMIT	DEL	01/07/2016

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 The rear external door hereby approved shall be of solid timber construction with four panels in traditional construction. It shall have a painted finish.
- 4 The sash window on the east and west elevations hereby approved shall windows in timber, weighted and not sprung, with a painted finish. They shall have slender double glazed units and structural glazing bars with no trickle vents. Glazing bars shall be ogee or lamb's tongue in profile.
- 5 Prior to their installation further details of the door and windows hereby approved (sections and mouldings) shall be provided to the Local Planning Authority and agreed in writing. These windows shall be timber, with a painted finish and no trickle vents.

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 achieve an appropriate appearance and quality for a listed building, in order to protect its special interest.
- 4 To ensure a visual appearance and quality of build appropriate to a listed building, in order to protect its special interest.
- 5 To ensure designs and quality appropriate to the listed building, in order to protect its special interest.

Reasons

The proposed works will cause minor levels of less than substantial harm to the heritage asset due to loss of historic fabric. However that harm is considered justified given the condition and age of those parts of the building affected. 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
16/00607/PNCOU	Land and Buildings at NGR 275669 95145 (Wolfgar Farm) Cheriton Bishop Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	RPA	DEL	27/06/2016

Reasons

- 1 The Local Planning Authority considers that the proposed building operations to allow for the change of use, particularly in terms of new and replacement walling go beyond the proposed building operations that are allowable under Class Q. The evidence base submitted to support the application confirms that new structural elements will be required in terms of strip foundations to support the proposed walling arrangements, which would amount to the addition of a new structural elements going beyond the provisions of Q.1 (i) and paragraph 105 of the Planning Practise Guidance. Furthermore it remains to have been demonstrated that strengthening of the existing frame of the building will not be required in order to withstand wind loads and additional loading to accommodate the new structure to support accommodation at two levels. On this basis it is considered that the proposed building operations therefore go beyond the remit of those allowable by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the proposal is not permitted development.

16/00633/TPO	3 Pine Close Tiverton Devon EX16 5BY	Application to crown reduce 1 Wyck Elm tree by 1.5 - 2m protected by Tree Preservation Order 73/00016/TPO	PERMIT	DEL	24/06/2016
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown reduction of southern part of the crown by a maximum of 2m, to natural growth points

Reasons

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

Reasons

Due to past management, the location of the tree and its encroaching across the highway the proposed crown reduction work is acceptable.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00650/FULL	Ringstone Oakford Tiverton Devon EX16 9EU	Erection of a double garage/store, extension to existing barn and construction of a manege	PERCON	DEL	30/06/2016

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 take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.
- 4 All planting comprised in the approved details of landscaping as shown on the submitted block plan entitled 'Proposed 60m x 20m manege, Proposed double garage and lockable store, Proposed 18m x 6m side extension to barn' reference 7044.2 received 28th April 2016, shall be carried out within 9 months of the substantial completion of the manege; and any trees or plants which within a period of five years from the implementation of the scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy COR18 of the Mid Devon Core Strategy and DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposal for the erection of a double garage/store, extension to existing barn and construction of a manege is considered to be appropriate development within the countryside. The proposals are considered to be well-integrated with their surroundings and do not lead to an adverse impact on the character and appearance of the area nor an unacceptable impact on the local highway network or historic environment which cannot be controlled via condition. As such the development is considered to comply with policies COR18 of the Core Strategy, and policies DM2, DM13, DM23 and DM27 of the Local Plan Part 3 (Development Management Policies). Accordingly it is recommended that conditional planning permission be granted.

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
16/00678/ARM	Land at NGR 270670 101122 (Hampson Farm) Bow Devon	Reserved Matters for the erection of an agricultural worker's dwelling	PERCON	DEL	30/06/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The completion of the proposed dwelling shall only be carried out in accordance with the schedule of materials as set out on the approved plans.
- 3 Prior to the completion of the hard surfacing works as shown on the approved plans a surface water drainage strategy for the site using sustainable drainage methods shall have been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy prior to the use of the building commencing.
- 4 Detailed drawings at an appropriate scale of the Devon bank along the highway frontage shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval and prior to the occupation of the dwelling hereby approved.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 For the avoidance of doubt and to ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area, and character and appearance of the building in accordance with policies DM2 and DM14.
- 3 To ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with policy COR11.
- 4 For the avoidance of doubt and to ensure the visual amenities of the area are safeguarded in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The erection of an agricultural worker's dwelling on the Hampson farm holding in the open countryside has already been accepted by the local planning authority under the terms of LPA ref: 14/00447/OUT. The reserved matters details submitted for the means of access into the site, the landscaping and boundary treatment arrangements, and the layout of the site and the size, scale and design of the house are considered to be acceptable. On this basis the proposal accords with the following policies: COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) DM1, DM2, DM8, DM10, DM14 of the Local Plan part 3 (Development Management Policies), and AL/IN/3 of Local Plan 2 (AIDPD) and policy guidance in the National Planning Policy Framework and the National Technical Housing Standards approved in 2015.

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 agreeing changes to the design of the dwelling to enable the application to be supportable in planning policy terms. 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
16/00679/HOUSE	Wallbrooke Crediton Devon EX17 3DB	Erection of two storey extension after demolition of existing	PERMIT	DEL	28/06/2016

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 first floor window within the north elevation of the extension hereby approved, shall be obscure glazed and non-opening and retained as such unless otherwise agreed in writing with the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the amenity of occupiers of the neighbouring property in accordance with policy DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of a two storey extension after demolition of existing is considered to be supportable in policy terms. The scale and overall design of the extension is considered to respect the character, scale, setting and design of the existing dwelling. Subject to the first floor window in the proposed extension being obscure glazed, it is not considered that the proposal would have a significant impact on the amenity of occupiers of nearby properties. There are no concerns with regard to over development of the dwelling curtilage. The proposal is not likely to have a material impact on flood risk or drainage in the area. Overall the proposed development is considered to be in accordance with the following policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

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.

16/00692/LBC	Congregational Church Lapford Devon	Listed Building Consent for the removal of pews from church and replace with chairs	PERMIT	DEL	29/06/2016
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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.

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.

Reasons

the proposed removal of the pews would amount to 'less than substantial harm' in the context of the Mid Devon Local Plan part 3 (Development Management Policies) policy DM27 and the National Planning Policy Framework. The public benefits that weighs in favour of the proposal are to enable the use of church more widely within the church and the local community. It is the view that the balance of potential community benefit outweighs the harm in this case. There will be no adverse effects to any other fabric or the setting of the building.

16/00695/HOUSE	1 Bridge Terrace Bampton Tiverton Devon EX16 9LT	Erection of two-storey extension	PERMIT	DEL	01/07/2016
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Conditions

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

Reasons

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

Reasons

The application scheme for the erection of a rear extension is considered to be supportable in policy terms. The proposed extension is considered to respect the character, scale, setting and design of the existing dwelling, and would not result in an overdevelopment of the dwellings curtilage. Given the scale of the proposal it is not considered that it would result in a significant adverse amenity impacts to the neighbours. The proposed development is considered to be in accordance with the following Policies: COR2 and COR16 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 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
16/00698/HOUSE	Coach House Church Close Cadeleigh Devon	Erection of an extension and alterations to existing coach house	PERCON	DEL	28/06/2016

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 details of the materials to be used for all the external surfaces of the building have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 The coach house shall be used only for ancillary activities to the existing dwelling on the site (currently known as Church Close), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

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/works in order to safeguard the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13
- 4 The application (in respect of the outbuilding) has been submitted and determined on the basis of ancillary accommodation and not as a separate dwelling house.

Reasons

The proposed development for the extension and alterations to the coach house are considered of an appropriate scale and do not compromise the setting of the original building. The proposal is also considered to respect the character and design of the existing building and adjacent house subject to the imposition of a condition requiring submission of details of materials. It is considered that the proposal is compliant with policies COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM27 of the Local Plan Part 3: (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00702/FULL	Building at NGR 274759 102721 (Clannaborough Barton) Bow Devon	Removal of Condition (5) of planning permission 98/01952/FULL to allow the use of the building for purposes other than agriculture	PERCON	DEL	29/06/2016

Conditions

- 1 The date of commencement of this development shall be taken as the 4th May 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 external surfaces of the development hereby permitted shall be of materials as shown on the drawing as previously approved under 98/01952/FULL on 27th January 1999, and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 4 No external lighting or illuminated signage shall be installed on the building unless plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been first submitted to and approved in writing by the Local Planning Authority.

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 safeguard the visual amenities of the area having regard to policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To minimise light pollution and safeguard the rural amenities of the area and the setting of nearby heritage assets in accordance with policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

This application relates to an existing large agricultural building on the Clannaborough Barton holding which was approved under Local Planning Authority ref: 98/01952/FULL, and seeks to vary the terms of that permission. The removal of Condition 5, restricting the use of the building to an agricultural use and requiring its removal when redundant, is considered in this instance to be acceptable on its planning merits and raises no substantive environmental, highway safety, visual or residential amenity concerns, and will also not cause substantial harm to any heritage assets. It will allow for the economic reuse of this otherwise redundant agricultural building and is supported by policies COR2, COR4 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM1, DM2, DM20 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and 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 discussions and a site visit. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00703/FULL	Unit 8F Greenham Business Park Whiteball Devon TA21 0LR	Installation of 6 first floor windows	PERMIT	DEL	27/06/2016

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 installation of the windows by virtue of their design and location is not considered to harm the privacy or amenity of the occupiers of another unit, or have a negative visual impact of the building. The proposed windows will allow additional office space to be provided for development of the business. As such the proposal is considered to comply with policies DM2 and DM20 of Adopted Mid Devon Local Plan Part 3 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.

16/00706/HOUSE	8 Orchid Close Tiverton Devon EX16 6SZ	Erection of single storey rear extension	PERMIT	DEL	29/06/2016
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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 Foul drainage from the Development (and no other drainage) shall be connected to the public foul or combined sewer.

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 discharge of drainage from the Development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of a single storey extension on the rear elevation of the property is supported in policy terms. The scale and overall design of the extension is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns with regard to overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposed development is considered to be in accordance with the following policies: COR2 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 NPPF.

Reasons

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

16/00707/FULL	Stearth House Racing Stables Stoodleigh Tiverton Devon EX16 9QA	Variation of Condition (1) of planning permission reference 02/01026/FULL to include the addition an agricultural occupancy condition	PERMIT	DEL	29/06/2016
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Conditions

- 1 The occupation of the dwelling shall be limited to the manager of, or other person employed by the adjacent commercial stables (excluding livery) currently known as Stearth Farm, Racing Stables, Stoodleigh, EX16 9QU, for the security of the site; this may also include the occupation of the dwelling by someone solely or mainly working, or last working in the locality in agriculture (as defined by Section 336(i) of the Town and Country Planning Act 1990) or the widow or widower of such person, or any dependants.

Reasons

- 1 To allow for the continued viability of the site whilst ensuring the dwelling remains tied to activities of the site, as the site is in a rural area where local and national planning policies restrict new dwellings, save for where the residential development is required to meet the needs of a rural worker.

Reasons

Overall, the widening of the existing equestrian tie to allow for the occupation of the dwelling also in association with agriculture is considered to support the long-term viability of this rural tied dwelling, whilst safeguarding against the likelihood of further applications to remove the tie. The proposal is considered to be acceptable and in compliance with policies COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM10 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00708/FULL	3 Coles Cottages Shillingford Tiverton Devon EX16 9BS	Replacement of rear lean to with part single, part two storey & Oak framed extension	PERMIT	DEL	01/07/2016

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 scheme for the erection of a side extension and two storey rear 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 or 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 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.

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.

16/00711/FULL	Land at NGR 309735 116977 (South of Lane End Cottage) Burlescombe Devon	Erection of stable block and formation of manege	PERMIT	DEL	01/07/2016
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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 Lane End Cottage, North End Lane, Sampford Arundel, Wellington TA21 9QZ 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 Mid Devon 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, or the amenities of neighbouring residents. It is not considered that the development would have an unacceptable impact on neighbouring occupants or surrounding countryside. 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 and DM23 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

16/00719/LBC	Mellow Thatch Church Street Morchard Bishop Crediton Devon EX17 6PJ	Listed Building Consent for installation of 5 replacement windows	PERMIT	DEL	29/06/2016
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Conditions

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

Reasons

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

Reasons

The proposed replacement windows are acceptable replacements for the existing windows. The works will not adversely affect the character and/or appearance of the house and will ensure its proper upkeep. The proposal is considered to be acceptable in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and Government advice in the National Planning Policy Framework.

16/00726/HOUSE	10 Cherry Tree Gardens Tiverton Devon EX16 6ST	Erection of single storey extension	PERCON	DEL	30/06/2016
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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.
- 3 No development shall begin until the fencing, as set out in the approved letter from the agent dated 23rd May 2016, is provided along the western boundary of the garden, and be so retained.
- 4 No development shall begin until working details of the window in the south elevation of the first floor, including sections, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the window 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 safeguard the privacy of the occupiers of adjoining properties in accordance with Policy DM13 of the 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 privacy of the occupiers of adjoining properties in accordance with DM13 of the Local Plan Part 3: Development Management Policies.

Reasons

The proposed development for the erection of a single storey extension is considered to respect the character and design of the existing dwelling, whilst the scale of the proposal in relation to the existing dwelling is not so large as to warrant a refusal. The proposal will result in the loss of some of the garden, though an acceptable level will remain. There are no impacts on neighbouring properties which cannot be controlled via condition and the proposal is therefore considered to be compliant with policies COR2 of Mid Devon Core Strategy (2007), DM2 and DM13 of the Local Plan Part 3: Development Management Policies (2013).

Reasons

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

16/00736/HOUSE	Bray Western Road Crediton Devon EX17 3NB	Erection of a single storey side and rear extension to include garage	PERMIT	DEL	28/06/2016
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Conditions

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

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 To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of a single storey side and rear extension is considered to be supportable in policy terms. The scale and overall design of the extension is considered to respect the character, scale, setting and design of the existing dwelling. Although the extension abuts the party boundary to the side and extends to the rear, overall given the scale and design it is not considered that the proposal would result in significant adverse impact to the amenity of occupiers of the dwelling. There are no concerns with regard to over development of the dwelling curtilage. Overall the proposed development is considered to be in accordance with the following policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

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.

16/00745/HOUSE	Fernleigh Burlescombe Tiverton Devon EX16 7JX	Installation of 3 dormer windows and 1 replacement dormer window	PERMIT	DEL	29/06/2016
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Conditions

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

Reasons

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00748/HOUSE	Ashley Court Cottage Ashley Tiverton Devon EX16 5PD	Erection of a garage following demolition of existing (Revised Scheme)	PERMIT	DEL	30/06/2016
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Conditions

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

Reasons

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

Reasons

The application for the erection of a garage is supported in policy terms. The scale and overall design of the building is considered to respect the character, scale, setting and design of the main dwelling and its setting. There are no concerns with regard to overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposed development is considered to be in accordance with the following policies: COR2 and 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 NPPF.

Reasons

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

16/00762/FULL	Land and Buildings at NGR 289692 113736 Titchens Lane Templeton Devon	Retention of a replacement agricultural machinery and workshop building	PERMIT	DEL	29/06/2016
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Conditions

- 1 The commencement of this development is taken to be the 24th May 2016, the date this application was validated.
- 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 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.

Reasons

The application scheme is for the retention of an existing agricultural machinery and workshop building. The overall design and scale is acceptable given its context. The building is considered to be reasonably necessary for the purposes of agriculture, does not have an unacceptably adverse impact on local residents, the character of the area, nor is there considered to be an unacceptably adverse impact on the environment or local road network. Overall the retention of this building is considered to be in accordance with Policies COR18 of the Mid Devon Core Strategy, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

16/00783/HOUSE	Pindyhayes Cheriton Bishop Exeter Devon EX6 6JB	Erection of an extension with single pitched roof over existing and new extensions, relocation of front door to south east elevation with a replacement porch	PERMIT	DEL	28/06/2016
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Conditions

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

Reasons

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

Reasons

The application for the erection of an extension with single pitched roof over existing and new extensions, relocation of front door to south east elevation with a replacement porch is considered to be supportable in policy terms. The scale and overall design of the extension, roof alterations and replacement porch is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns with regard to overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposed development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

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.
