

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00437/FULL	Scotts Business Park Woodland Close Bampton Devon	Variation of conditions 2 - 15, 17 and 19 of Planning Permission 12/01625/MFUL to vary the plans and allow conditions to be discharged in phases	PERCON	DEL	05/07/2016

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.
- 3 No development within phase 1 or phase 2 of the development hereby permitted set out on drawing number 11/136 PP01 shall begin until a detailed mitigation strategy and implementation plan to ensure the protection of dormice and reptiles present on the development site or on the surrounding land to be prepared by a suitably qualified person, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved strategy and implementation plans.
- 4 No development within phase 1 or phase 2 of the development hereby permitted set out on drawing number 11/136 PP01 shall begin until an investigation and risk assessment in addition to any assessment provided with planning application 12/01625/MFUL has been completed in accordance with a scheme to assess the nature and extent of any contamination on site within that phase, whether or not it originates on site. The contents of the scheme shall be subject to the prior approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority. The report of the findings must include: i)a survey of the extent, scale and nature of the contamination ii)an assessment of the potential risks to 1.human health 2.property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes 3.adjoining land 4.groundwater and surface water 5.ecological systems iii)an appraisal of remedial options and proposal of preferred option(s). This shall be conducted in accordance with DEFRA and Environment Agency's Model Procedures of Land Contamination CLR11.
- 5 No development within phase 1 or phase 2 of the development hereby permitted set out on drawing number 11/136 PP01 shall begin until a detailed remediation scheme to bring the site within that phase to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment, has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not quality as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 6 The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of any part of the development within phase 1 or phase 2 set out on drawing number 11/136 PP01, except the removal of the spoil, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out and the requirements for longer-term monitoring of pollution linkages, maintenance and arrangements for contingency action, shall be produced and approved in writing by the Local Planning Authority.
- 7 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 4, and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of condition 5, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 6.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		No development within phase 1 or phase 2 of the development hereby permitted set out on drawing number 11/136 PP01 shall begin until a Waste and Construction Management Plan to manage and mitigate impacts arising from clearance (including spoil removal) and construction in that phase including: i)dust ii)odour iii)noise iv)vibration v)waste and stockpile management vi)hazardous material management (including tanks/asbestos) vii)hours of operation and to include details of site registration with a Considerate Contractors Scheme or equivalent, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.			
9		No development within phase 1 or phase 2 of the development hereby permitted set out on drawing number 11/136 PP01 shall begin until a details of a Sustainable Urban Drainage System relating to that phase for the management of surface water (including that from the proposed estate roads) based on the drainage strategy submitted under planning application 12/01625/MFUL, including a timetable for its implementation and provision, has been submitted to and approved in writing by the Local Planning Authority. The surface water management system shall be completed on site in accordance with the approved timetable and retained thereafter.			
10		Management plan(s) setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage System(s) in each case shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings in phase 2 or commercial units in phase 1 hereby approved. Thereafter the Sustainable Urban Drainage System(s) shall be managed in accordance with the approved scheme.			
11		Prior to the construction of any of the buildings within phase 1 or phase 2 set out on drawing number 11/136 PP01: i)the access road(s) serving the relevant phase shall have been laid out, kerbed, drained and constructed up to base course level for the first 10 metres back from its junction with the existing carriageway, and ii)a site compound, vehicle wheel wash facility and car park to serve each phase have been constructed.			
12		The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials, method of construction and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.			
13		Before their use within phase 1 or phase 2 set out on drawing number 11/136 PP01, samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.			
14		No building hereby permitted within phase 1 or phase 2 set out on drawing number 11/136 PP01 shall be first occupied until there has been submitted to and approved in writing by the Local Planning Authority a landscaping scheme for the relevant phase. All planting, seeding, turfing or earth reprofiling comprised in the approved details shall be carried out within 9 months of substantial completion of the development (or phase thereof) and any trees or plants which, within a period of 5 years from the completion of the development (or phase thereof) die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
15		No building hereby permitted within phase 1 or phase 2 set out on drawing number 11/136 PP01 shall be first occupied until boundary treatments for that phase have been provided in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. The details shall include a plan(s) indicating the height, positions, design, materials and type of boundary treatment to be erected. Such approved boundary treatments shall be permanently so retained.			
16		Before the first occupation of any of the dwellings or commercial units in the relevant phase, the development shall make provision for two electric vehicle charging points for the residential development and one electric charging point per commercial unit.			
17		Before the first occupation of any of the dwellings hereby approved, street name plates shall be provided in locations to be first agreed in writing by the Local Planning Authority. Once provided, such street name plates shall be thereafter 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To mitigate any potential harm to protected species in or around the site in accordance with policy DM2 of the Local Plan part 3 of the Development Management Policies and the National Planning Policy Framework.			
4		To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours or other offsite receptors, in accordance with policy DM7 of the Local Plan part 3 of the Development Management Policies and the National Planning Policy Framework.			
5		To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours or other offsite receptors, in accordance with policy DM7 of the Local Plan part 3 of the Development Management Policies and the National Planning Policy Framework.			
6		To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours or other offsite receptors, in accordance with policy DM7 of the Local Plan part 3 of the Development Management Policies and the National Planning Policy Framework.			
7		To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours or other offsite receptors, in accordance with policy DM7 of the Local Plan part 3 of the Development Management Policies and the National Planning Policy Framework.			
8		To minimise the impacts of the clearance of the site and construction of the development on the health and amenities of neighbouring occupants and on highway safety in accordance with policies DM2 and DM7 of the Local Policies part 3 of the Development Management Policies.			
9		To minimise the risk of flooding to the site or surrounding area in accordance with sustainable urban drainage principles and policy DM2 of the Local Plan part 3 of the Development Management Policies.			
10		To minimise the risk of flooding to the site or surrounding area in accordance with sustainable urban drainage principles and policy DM2 of the Local Plan part 3 of the Development Management Policies.			
11		To ensure facilities are available for construction to safeguard the amenities of neighbouring occupants in accordance with policy DM2 of the Local Plan part 3 of the Development Management Policies.			
12		To ensure appropriate facilities are available to serve the development and to safeguard the visual amenities of the area in accordance with policy DM2 of the Local Plan part 3 of the Development Management Policies.			
13		To safeguard the visual amenities of the area in accordance with policies COR2 of the MDCS (LP1) and DM2 and DM14 of the Local Plan part 3 of the Development Management Policies.			
14		To safeguard the visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (LP1) and DM2 and DM14 of the Local Plan part 3 Development Management Policies.			
15		To safeguard the visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Stratgy (LP1) and DM2 and DM14 of the Local Plan part 3 of the Development Management Policies.			
16		In the interest of sustainable development in accordance with policy DM8 of the Local Plan part 3 of the Development Management Policies.			
17		To ensure facilities appropriate to the development are provided on site to ensure a high quality development in accordance with policies DM2 and DM14 of the Local Plan part 3 of the Development Management Policies.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The variations to the conditions will allow the development to be progressed by the separate developers and are considered to be acceptable. The scheme is considered to remain in accordance with the relevant policies: Mid Devon Core Strategy (LP1) - COR1, COR2, COR3, COR4, COR12, COR16, Allocations and Development Plan Document (LP2) - AL/DE/3, AL/IN/3, Local Plan part 3 of the Development Management Policies - DM1, DM2, DM3, DM4, DM8, DM14, DM15, DM22, DM29, and the National Planning Policy Framework.

Reasons

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

15/01462/FULL	Willis Farm Bickleigh Tiverton Devon EX16 8RH	Conversion of storage barn to a dwelling	PERCON	DEL	08/07/2016
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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 Before the development hereby permitted is first brought into use, the parking and turning areas shall be provided and surfaced to avoid surface water discharge onto the highway. Following their provision these details shall be so retained.
- 4 The mitigation works as proposed in the Protected Species Survey (October 2015) prepared by Richard Green Ecology shall be implemented and completed in accordance with the requirements of the report.
- 5 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the building and patio/paths/parking area/bridge have been submitted to and approved in writing by the Local Planning Authority.
- 6 Prior to their use on site, the working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. The rooflights hereby permitted shall be flush fitting. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 7 All telephone, electricity and mains gas services to the building shall be placed underground.
- 8 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, the Town and Country Planning (General Permitted Development) Amendment (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E and F of Part 1, or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil or liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		To ensure a suitable access is in place in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			
4		To ensure the proposed development retains the known nature conservation interest in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).			
5		To ensure the use of materials including stone, mortar, coursing and pointing appropriate to the works in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11 and DM27.			
6		To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11 and DM27.			
7		In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11 and DM27.			
8		To ensure the character of the building is retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed alterations would not result in the loss of significant historic fabric and the proposed alterations are not considered to have an adverse impact on the special interest of the setting of the Grade II* listed building and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy 2007, National Planning Policy Framework paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies). The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of the barn into a dwelling is considered acceptable in principle. This current application proposal has been designed in a positive manner, and the scope of the proposals in terms of the overall design and magnitude of changes to the building is considered to satisfactorily address the relevant development policy considerations. The overall design, massing and appearance of the building as it is to be converted is considered to be an appropriate design response in terms of balancing the character of the building and the need to upgrade it for habitable accommodation. Overall the works to the building are considered to respect the character and integrity of the building and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area subject to adopting the mitigation measures as recommended. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide a contribution towards public open space. On this basis the proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11, DM14, and DM27 of the Local Plan Part 3 (Development Management Policies), Policies COR1, COR2 and COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should be not be granted in accordance to the development plan. Recommend that planning permission is granted subject to the following conditions.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01463/LBC	Willis Farm Bickleigh Tiverton Devon EX16 8RH	Listed Building Consent for the conversion of storage barn to a dwelling	PERCON	DEL	08/07/2016

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 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the building and patio/paths/parking area/bridge have been submitted to and approved in writing by the Local Planning Authority.
- 4 Prior to their use on site, the working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. The rooflights hereby permitted shall be flush fitting. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 5 The boundary treatment to the North West shall be completed in accordance with the approved plans and shall be 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.
- 3 To ensure the use of stone, mortar, coursing and pointing appropriate to the works in order to safeguard character and appearance of the listed building in accordance with Local Plan Part 3: (Development Management Policies) Policies DM2 and DM27.
- 4 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the character and appearance of the listed building in accordance with Local Plan Part 3: (Development Management Policies) Policies DM2 and DM27.
- 5 To safeguard the character and amenities of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposed alterations would not result in the loss of significant historic fabric and the proposed alterations are not considered to have an adverse impact on the special interest of the setting of the Grade II* listed building and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy 2007, National Planning Policy Framework paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies). This current application proposal has been designed in a positive manner, and the scope of the proposals in terms of the overall design and magnitude of changes to the building is considered to satisfactorily address the relevant development policy considerations. The overall design, massing and appearance of the building as it is to be converted is considered to be an appropriate design response in terms of balancing the character of the building and the need to upgrade it for habitable accommodation. On this basis the proposal is considered to be compliant with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies), Policies COR1, COR2 and COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should be not be granted in accordance to the development plan. Recommend that planning permission is granted subject to the following conditions.

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.

16/00481/HOUSE	Hollis House Blackborough Cullompton Devon EX15 2HQ	Erection of a garden room and porch following removal of existing porch and outbuilding/fuel store	PERMIT	DEL	05/07/2016
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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 Other than the blocking up of the pedestrian door in the garden wall in the eastern elevation, 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 the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed extensions by virtue of their overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies, COR2, DM2 and DM13.

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.

16/00483/LBC	Hollis House Blackborough Cullompton Devon EX15 2HQ	Listed Building Consent for the erection of a garden room and porch following removal of existing porch and outbuilding/fuel store	PERMIT	DEL	05/07/2016
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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 Other than the blocking up of the pedestrian door in the garden wall in the eastern elevation, the development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The works hereby approved shall be carried out in accordance with the details contained within the phasing of Work and Schedule of Works document received 10th May 2016.
- 4 The door and window finishes of the development hereby permitted shall match in colour and finish those of the existing building.

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 For the avoidance of doubt and in the interests of proper planning.
- 4 To ensure the use of materials appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3: (Development Management Policies) DM/2, DM/13, DM27, DM/29.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed alterations are to a less historic part of the building and, as such, they would not result in the loss of significant historic fabric and the proposed alterations and extensions are not considered to have an adverse impact on the special interest of this Grade II listed building and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy 2007, NPPF paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies).

16/00486/FULL	Land at NGR 302553 109249 Five Bridges Willand Road Cullompton Devon	Erection of an industrial building for agricultural contracting and engineering with associated storage, distribution and retail along with minor alterations to the existing access.	PERCON	DEL	08/07/2016
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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 No development shall begin until there has been submitted to, and approved in writing by, the Local Planning Authority, a plan detailing the scope and extent of the visibility splays to be provided for the alteration to the southern access onto the highway. Such visibility splays shall be provided in accordance with the approved details before the development is first brought into its permitted use and shall be so retained and maintained at all times for such purpose.
- 4 No development shall begin until there has been submitted to, and approved in writing by, the Local Planning Authority, a plan(s) showing the oheight, position, design, materials and type of boundary treatments, ochanges proposed in existing ground levels, oall planting, seeding, and earth re-profiling, and otranslocation of hedges, along the length of the southern visibility splay, together with the methods and timescales for implementation. The boundary treatments, planting, earth re-profiling and translocation of hedges so approved shall be completed in accordance with the approved details and shall be so retained. Within a period of five years from the completion of the development any plants which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 5 Prior to the use on site details and/or samples of the materials (including colour) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used.
- 6 The application site including any building(s) thereon shall be used for agricultural contracting and engineering with associated storage and ancillary retail associated with the business use of the site for agricultural contracting and for no other purpose (including any purpose in Classes A1, B1, B2 and B8 of 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.

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 adequate visibility is provided from and of vehicles entering and exiting the site in accordance with Mid Devon Local Plan Part 3 DM2 and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Mid Devon Core Strategy 2007 COR2, Mid Devon Local Plan Part 3 DM2.			
5		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with Mid Devon Core Strategy 2007 COR2, Mid Devon Local Plan Part 3 DM2.			
6		To ensure the site remains as that approved under the Certificate of Lawful use as it would be inappropriate to have an unrestricted site in close proximity to residential units and to prevent over intensification and the associated additional traffic, in accordance with Mid Devon Local Plan Part 3 DM20.			

Reasons

The proposed industrial building and alteration to access by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of the adjacent dwelling, or its surroundings. As such the proposal is considered to comply with policies DM2, DM8 and DM20 of Adopted Mid Devon Local Plan Part 3, Core Strategy policies COR2, COR4, COR7, COR11 and COR18 and the National Planning Policy Framework.

Reasons

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

16/00490/FULL	Land at NGR 303826 111652 Muxbeare Lane Willand Devon	Variation of condition 2 of Planning Permission 14/01918/FULL to allow the repositioning of the caravan, change of base material, repositioning of utility block and septic tank details as per revised plan	PERMIT	DEL	04/07/2016
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Conditions

- The date of commencement of this development shall be 1st April 2016, the date the application was registered by the Local Planning Authority.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- Within the first planting season following the date of this decision notice (and by 1 March 2017), the new hedge and tree planting shown and detailed on the following drawings shall be implemented to screen the development. PLANNING/BL PLAN 01 date stamped 27th June 2016 PL DOC 3/SITE LAYOUT/SECTIONS PLANTING SCHEME 01 date stamped 27th June 2016 All planting comprised in the approved details of landscaping shall be completed in accordance with the approved details and shall be permanently so retained. Any plants which die, are removed or become seriously damaged or diseased within a period of 5 years from completion of the planting scheme, shall be replaced in the same or next available planting season with others of similar size and species. The new hedge shall be allowed to grow to and thereafter be maintained at a height of no less than 2 metres from the adjacent ground level. The hazel tree screen shall be allowed to grow to and thereafter be maintained at a height of no less than 5 metres from the adjacent ground level.
- Within 6 months of the date of this decision notice, the access, parking and turning areas shown on drawing number PLANNING/BL PLAN 01 shall be surfaced and drained in accordance with the details shown on that plan and shall thereafter be retained and maintained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		The visibility splays approved under planning permission 14/01918/FULL shall be permanently retained so that there shall be no obstruction to visibility within the approved splays over 600mm above adjoining road level.			
6		The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of DCLG 'Planning Policy for Traveller Sites' as follows: "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such".			
7		This permission shall provide for one gypsy and traveller pitch to be occupied by a single family unit. No more than 2 caravans (of which no more than one shall be a static caravan or mobile home) as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any one time.			

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 character and appearance of the rural area and the privacy of neighbouring residents in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure appropriate facilities are provided to serve the site and to ensure that surface water, mud and debris does not run onto and affect the public highway, in accordance with Policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure that adequate visibility is provided from and of vehicles entering and exiting the site to provide a safe access, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To concur with the nature of the application and to ensure the site meets the needs of only bona fide gypsies and travellers in accordance with Government guidance.
- 7 To concur with the nature of the application having regard to the submitted details and to minimise the visual impact of the development.

Reasons

The current proposal is acceptable in that the revisions to the approved scheme are considered to be acceptable, subject to additional screening planting and the imposition of the conditions attached to the previous planning permission. The proposal is considered to comply with the requirements of relevant Policies: COR1, COR9, COR12 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), AL/DE/7 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), the National Planning Policy Framework and Planning policy for traveller sites

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiations 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
16/00620/HOUSE	Eborworth 9 Middlemead Road Tiverton Devon EX16 6AZ	Erection of wooden decking structure and steps to rear elevation	PERMIT	DEL	04/07/2016

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.
- 3 Prior to the first use of the decking area hereby approved, a 2 metre high opaque privacy screen shall be provided on the southern boundary between the approved decking and the adjacent property 8 Middlemead, as shown on the approved south section drawing, received by the Local Planning Authority on the 30th June 2016. The privacy screen shall be provided in accordance with the approved details, shall be opaque and be so retained thereafter.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the raised decking area does not result in an unacceptable adverse impact on the privacy and amenity of the occupiers of the neighbouring property number 8 Middlemead, in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed raised decking area 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. This ancillary development 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 with the conditions imposed 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, and the Local Plan part 3 (Development Management Policies) DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00638/HOUSE	2 Fosterlea Cullompton Devon EX15 1HH	Engineering works to change ground levels of back yard and formation of access and provision of hardstanding for the parking of vehicles (Revised Scheme)	PERCON	DEL	05/07/2016

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.
- 3 Prior to their use on site, details and or named samples of the materials (including colour of render, brick paviours, stone (gravel), mortar, paintwork and colourwash) 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. The development shall be carried out in accordance with the approved details and or named samples and be so retained.
- 4 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM2, DM13,
- 4 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety.

Reasons

The application for engineering works to change ground levels of back yard and formation of access and provision of hardstanding for the parking of vehicles 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 COR14, Local Plan part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
16/00652/HOUSE	Partridge Farm Templeton Tiverton Devon EX16 8BN	Erection of a replacement porch following demolition of existing conservatory, and refurbishment of outbuilding	PERMIT	DEL	04/07/2016

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 proposed porch will replace an existing conservatory which is inappropriate for this Listed Building and will be a visual improvement. The works to the existing attached outbuilding will aid the further refurbishment of the property. The property is in a rural location and the proposed works will not affect any neighbouring property. Having regard to all material considerations the works proposed will retain the historic character, appearance and interest of the property and the application is in accordance with Mid Devon Core Strategy (Local Plan 1) Policies COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27 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.

16/00653/LBC	Partridge Farm Templeton Tiverton Devon EX16 8BN	Listed Building Consent for the erection of a replacement porch following demolition of existing conservatory, and refurbishment of outbuilding	PERMIT	DEL	05/07/2016
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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 roof covering of the works hereby granted shall be of natural slate, a sample of natural spanish slate has been submitted to, the Local Planning Authority. Such approved slate shall be so used and retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		The stonework shall be of local Devon stone in accordance with the submitted and approved sample. The mortar shall be standard lime mortar with Devon Red Sand; the mortar mix shall be natural 3.5 hydraulic lime with sharp red sand at a mix ratio of 3.1. The stone shall be laid using random coursing and the prescribed mortar mix making sure that joints are as slender as possible. The pointing shall be recessed behind the face of the stone and brushed back with a stiff brush when 'green hard'. The joints shall not be struck or ribbon pointed. Hessian sacking shall be used to shelter the work until it has completely gone off.			
5		The outbuilding shall be clad with Spruce Planking, in accordance with the submitted and approved sample. Only the approved cladding shall be used, and shall be so retained thereafter.			
6		Prior to their instillation working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.			

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 works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM27.
- 4 To ensure the use of stone/mortar/pointing appropriate to the works in order to safeguard the character and appearance of the listed building] in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM27.
- 5 To ensure the use of materials appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM27.
- 6 To ensure the use of materials and detailing appropriate to the works, in order to safeguard the character and appearance of the listed building] in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM27.

Reasons

Subject to conditions, the proposed porch will replace an existing porch which is inappropriate for this Listed Building and will be a visual improvement. The works to the existing attached outbuilding will aid the further refurbishment of the property. The property is in a rural location and will not affect any neighbouring property. Having regard to all material considerations the works proposed will retain the historic character, appearance and interest of the property and the application is in accordance with Mid Devon Core Strategy (Local Plan 1) Policies COR2, Local Plan Part 3 (Development Management Policies) DM27 and the National Planning Policy Framework.

16/00665/HOUSE	11 Chinon Place Tiverton Devon EX16 5QE	Erection of single storey rear extension	PERMIT	COMM	07/07/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

In the opinion of the Local Planning Authority, the proposed single 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. Given the scale of the extension 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, 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.

16/00688/FULL	Land at NGR 297189 108099 (Adjacent Homefield) Butterleigh Devon	Change of use of agricultural land to community space, improvements to access and siting of container	PERMIT	DEL	04/07/2016
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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 visibility splays shown on the approved plan and described in the applicant's letter dated 11th May 2016 shall be constructed prior to the first use of the vehicular access by vehicles in connection with the proposed use, and such visibility splays shall be so retained.
- 4 Before the first use of the vehicular access by vehicles in connection with the proposed use, the access shall be hard surfaced for at least the first 6 metres back from its junction with the public highway in a bound material and drained (to avoid surface water discharge onto the highway). Following their provision, these facilities 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 In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).

Reasons

The proposed extension by virtue of its overall scale, design and location is not considered to harm the rural character and appearance of the area. As such the proposal is considered to comply with Policies COR1 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM24 and DM25 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.

16/00695/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
16/00708/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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

3 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.

16/00712/HOUSE	5 St Johns Close Tiverton Devon EX16 6XD	Erection of a single storey rear extension	PERMIT	COMM	08/07/2016
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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 proposed development for the erection of a single storey rear extension is considered to respect the character, scale, setting and design of the existing dwelling. Whilst the proposal does result in the partial loss of only a modest sized garden this is not considered sufficient to warrant refusal alone. It is not considered that there would be any significant adverse impacts on the living conditions of the occupants of neighbouring properties or the proposed extended property. Overall, the proposal is considered to comply with the following policies: COR2 and COR13 of the Mid Devon Core Strategy, DM2 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00716/ARM	Orchard Cottage Churchill Drive Crediton Devon EX17 2DW	Reserved matters for the erection of 3 dwellings and construction of new vehicular accesses	PERCON	DEL	08/07/2016

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 The tree planting shown on drawing number 00-03 Rev 5 (received by the Local Planning Authority on 24th June 2016) shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof), die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size or species. Once provided, the landscaping scheme shall be so retained.
- 3 None of the dwellings hereby approved shall be occupied until plans have been submitted to and approved in writing by the Local Planning Authority confirming refuse storage, and area/facilities allocated for storing of recyclable materials. The details as shown on the approved plans shall be completed prior to the houses being occupied. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 3 To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials, and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

Outline planning permission for the erection of 3 dwellings on the site was approved under Local Planning Authority ref 15/01454/OUT. This application seeks approval for the outstanding reserved matters. The layout, design and scale of the proposed dwellings and associated landscaping are considered to be acceptable. The floor space of the dwellings will exceed the national space standards and each dwelling has sufficient private amenity space to reflect the size and location of the properties. The material palette is considered to be acceptable and will enable the dwellings to sit comfortably within the street scene whilst not being directly reflective of the predominant brick appearance of most dwellings surrounding the site. It is recognised that the dwelling at the south of the site has a tight relationship with the surrounding built form, however having considered the design and orientation of the surrounding properties within their plots, it is not considered that the development would result in a significant adverse impact to the amenity of neighbouring occupiers. There is suitable provision for parking and access. The development proposes to use mains drainage. Overall the proposed development is considered to be in accordance with Policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM8 and DM14 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00739/HOUSE	2 Scotts Shute Culmstock Cullompton Devon EX15 3HP	Erection of garden room following removal of existing conservatory and porch	PERMIT	DEL	08/07/2016
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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 dwarf wall of the development hereby permitted shall match in material, colour, style, bonding 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.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM13 and DM29.

Reasons

The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 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 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
16/00740/HOUSE	1 Scotts Shute Culmstock Cullompton Devon EX15 3HP	Erection of garden room following removal of existing conservatory and porch	PERMIT	DEL	08/07/2016

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.
- 3 The dwarf wall of the development hereby permitted shall match in material, colour, style, bonding 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.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM13 and DM29.

Reasons

The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 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 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.

16/00758/HOUSE	Patrona Calverleigh Tiverton Devon EX16 8BE	Erection of two storey extension, utility room and decking to rear (Revised Scheme)	PERMIT	DEL	07/07/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

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.
