

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01034/MFUL	Land at NGR 299621 112764 (Red Linhay) Crown Hill Halberton Devon	Erection of a 500kW anaerobic digester and associated works with 2 silage clamps. Revised Scheme to include the change of orientation of the layout and installation of 2 driers	PERCON	COMM	12/07/2016

## Conditions

- 1 The date of commencement of this development shall be taken as the 17th July 2015 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted is for the erection of an anaerobic digester and associated works which shall be carried out in accordance with the approved plans, approved reports and statements listed in the schedule on the decision notice.
- 3 Details of the colour and finish of the building materials to be used (including the digester dome) are to be submitted within 1 month of the date of this approval and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these details within 2 months of approval of the submitted details.
- 4 Within 1 month of the date of this approval a Construction and Operational Environment and Traffic Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of: 1.hours of working; 2. hours of deliveries; including details of any importation of digestate associated with commencement of operations. 3.dust suppression management measures; 4.traffic management 5.vehicle routing to and from the site; 6. programme of works 7. parking for vehicles of site personnel, operatives and visitors; 8. storage of plant and materials; 9. loading, unloading and movement of plant and materials within the site. 10. facilities for cleaning wheels on exiting vehicles All works and operations shall take place in accordance with the approved details during construction and operation phases of the development. The date the plant first becomes operational ("Operational" shall mean the first production of electricity to be exported to the grid) shall be confirmed in writing to the Local Planning Authority no more than one week following that date.
- 5 The passing bay on Crown Hill shall be completed in accordance with the details shown on plan '00030-GFL-Hartnoll-Passing bay' approved under planning permission 13/0160/MFUL within 3 months of the date the AD plant becomes operational ("Operational" shall mean the first production of electricity to be exported to the grid) and be so retained. Written confirmation of the date the AD plant first becomes operational shall be submitted to the Local Planning Authority within 1 week of this date.
- 6 Within three months of the date of this planning permission, a programme of archaeological work indicating details/areas of the parts of the site it shall relate to will be implemented in accordance with a written scheme of investigation submitted by the applicant or their agent and approved by the Local Planning Authority.
- 7 The anaerobic digester facility hereby permitted shall not be brought into operation ("Operational" shall mean the first production of electricity to be exported to the grid) until a drainage scheme has been implemented in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Such scheme shall include details of the provision for the disposal of clean surface water by a Sustainable Urban Drainage System, and separate provision for disposal of foul waste and dirty surface/ yard water. The scheme shall include specifications and a timetable for implementation. The water management system shall be completed in accordance with the approved details and retained and maintained for that purpose at all times.
- 8 There shall be no storage of chicken and farmyard manures or slurry within the application site except within the liquids buffer tank and feeder hopper (triolet) serving the AD digester approved as part of this planning application.
- 9 All hedgerows within or on the boundary of the site located to the north west of the site and east adjacent to the highway shall be retained and maintained to a minimum height of 2 metres. Any trees or plants die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		<p>i) The feedstock for the anaerobic digester shall be slurry, farmyard and chicken manure, grass and arable crops only, originally sourced from the sites named in Transport Statement of this application only (Hartnoll Farm 62.13ha, Manley Lane 37.60ha, plots 41.48ha, Maunders 7.71ha, and Wellington 23.55ha and shown on plan/aerial photos Drawing numbers 13425/T04 Revision A and 13425/T05 Revision A set out in the approved transport statement date stamped 21st August 2015). ii) The ultimate destination for the digestate from the anaerobic digester shall be to the sites named in the Transport Statement of this application Hartnoll Farm 62.13ha, Manley Lane 37.60ha, plots 41.48ha, Maunders 7.71ha only and shown on plan/aerial photos Drawing numbers 13425/T04 Revision A and 13425/T05 Revision A set out in the approved transport statement date stamped 21st August 2015). iii) A log book shall be maintained and completed detailing where and when the feedstock(s) for the AD plant have come from and where, when and mode of transport of the digestate leaving the site. The Log book shall record name of farm, plot, supplier, number and gross and net weight of vehicles along with date and time of feedstock delivery / digestate distribution. iv) No other sites are to be utilised for either feedstock source or digestate destination. Such log book records shall be submitted to the Local Planning Authority quarterly or within any other frequency as requested by the Local Planning Authority. v) Records of feedstock input into the digester by weight from the hopper (triolet) shall be kept and submitted to the Local Planning authority in writing quarterly or within any other frequency as requested by the Local Planning Authority.</p>			
11		<p>Prior to installation, details of any external lighting including a lighting assessment which should include the following information: o A description of the proposed lighting scheme together with hours of operation; o A layout plan of the proposed development site showing the lighting scheme together with light spread, spill and intensity; o Details of the proposed equipment design; o An assessment of the impact of the proposed lighting upon ecology; neighbouring properties, roads and character of the site and its surroundings; o Details of any proposed measures to mitigate or compensate for the possible impacts of the proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. Any approved external lighting shall be installed in accordance with the approved details and shall be so retained.</p>			
12		<p>The storage of digestate or other hazardous substances must be within properly constructed bunded areas of sufficient capacity and containment, details of which are to be submitted to and approved in writing by the Local Planning Authority prior to the first storage of any digestate outside the digestate storage tank and separator fibre clamp. Such approved scheme shall be so retained.</p>			
13		<p>The Tree Planting scheme submitted and approved plan WIN01_Redlinhay2_PP_004 shall be undertaken and completed within one month of the completion of the archaeological works subject to condition 6 above or within the next planting season following completion of the archaeological works, October-March whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p>			
14		<p>Noise emissions from the Red Linhay Anaerobic Digester site at the nearest noise-sensitive locations are not to exceed the decibel levels stipulated below, day or night. Daytime Noise Level 07.00am - 23.00pm shall not at the boundary of any noise sensitive premises exceed the decibel level 41 dB (LAeq1hr) Night-time Noise Level 23.00pm - 07.00am shall not when measured at 3.5m from the façade of any noise sensitive premises exceed the decibel level 33 dB (LA90 15min). Daytime (Evening) &amp; Night-time Noise Level 19.00pm - 23.00pm the Maximum Instantaneous Noise Level shall not when measured at 3.5m from the façade of any noise sensitive premises exceed 55 dB(LAFmax) evening (19.00-23.00hrs) and night-time (23.00-07.00hrs). *(From the noise data supplied) The average daytime background noise level is 36 dB (LA90 1hr) plus 5 dB exceedance The average night-time background noise level is 28 (LA90 15min) plus 5 dB exceedance</p>			
15		<p>Once the plant is fully operational, the operator provides a further noise assessment demonstrating that the screening is adequate and provides enough protection to ensure that the typical minimum background sound level 22dB (LA90 15min) is not breached from the operation of the plant. This assessment must be submitted to the planning authority within 3 months from the Operational commencement of the AD unit ("Operational" shall mean the first production of electricity to be exported to the grid). A copy of the findings from the assessment and all recorded data and audio files obtained as part of the assessment shall be provided to the Local Planning Authority (in electronic form) within 28 days of completion of the analysis. Where the assessment information confirms that the noise levels from the operation of the plant are above the typical minimum background sound level 22dB (LA90 15min) within any amenity areas 3.5m from the façade of any noise sensitive properties, the operator shall carry out works to mitigate such effects to comply with the noise condition, details of which shall have first been submitted in writing and approved in writing by the local Authority. The assessment and any such noise mitigation works shall be completed within 6 months from the date of notification and be so retained. The date of notification is the date the operator is informed in writing by the Local Planning Authority detailing the inadequate screening.</p>			
16		<p>The emergency flare stack shall not be operated for maintenance or for testing purpose except between 0700 and 1700 hours on any day (not including Bank Holidays).</p>			

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17		Heavy and light Goods vehicles along with plant under the control of the operators which deliver waste, remove digestate or biofertiliser or operate at the site (the site is the area set out on the approved location plan outlined in red) shall only use non-intrusive broadband (white noise) vehicle noise alarms and/or reversing cameras. On such vehicles, there shall be no use of single or multi-pitch reversing beepers.			
18		Written notification confirming the cessation of operations is to be given to the Local Planning Authority 3 month prior to the cessation of the use of the Anaerobic Digester plant hereby approved.			
19		On the cessation of the use of the Anaerobic Digester plant hereby approved, the site shall be cleared of all buildings and structures, hardstandings bunds and any wastes within a period of six months from the date of cessation. After removal of the above, the surface of the site shall be regraded and be covered with topsoil to a depth of 500mm within a period of three months. The site shall then be planted in accordance with details to be agreed in writing by the Local Planning Authority.			
20		Notwithstanding the submitted details, within 1 month from the date of the grant of planning permission, details of an earth bund and any stock fencing to enclose the western and southern sides of the site together with a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The bund shall be provided in accordance with the agreed details prior to the development becoming first operational ("Operational" shall mean the first production of electricity to be exported to the grid) and the landscaping scheme shall be completed in accordance with the agreed details within the first planting season following the development becoming first operational. Once provided the bund and landscaping scheme shall be so retained. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.			
21		The visibility splay at the site entrance shall be provided and laid out in accordance with plan 13425/T03 approved under planning permission 13/001605/MFUL within 1 month of the date of this permission with no obstructions within the visibility area over 1m above the adjacent carriageway level. It shall thereafter be so maintained for that purpose.			
22		Within 1 month from the date of approval, details are to be provided in writing to the Local Planning Authority of the location and type of electronic system to be installed to monitor the number and type of vehicles entering and leaving the anaerobic digester site. Such approved system is to be installed and operational prior to the first operation ("Operational" shall mean the first production of electricity to be exported to the grid) of the anaerobic digester site. Such results of the monitoring system shall be submitted to the Local Planning Authority quarterly or within any other frequency as requested by the Local Planning Authority. The approved system is to be so retained.			
23		The permission hereby granted is for a 500kw anaerobic digester only. Power generation from the development shall not exceed 500kw averaged over a quarterly period (such quarterly period to commence from the first Feed In tariff submissions and continue thereafter). Such records of power generation shall be kept and submitted quarterly in writing to the Local Planning Authority.			
24		The Local Planning Authority shall be afforded access at reasonable times to all on site monitoring systems associated with the operation of the AD plant hereby granted.			
25		Within 1 month from the date of this permission, details are to be submitted to the Local Planning Authority of the location and specification of physical barrier to be provided to prevent vehicles bypassing the weighbridge to the lower part of the site. The physical barrier shall be erected prior to the first operation of the site in accordance with the details which shall first have been agreed in writing by the Local Planning Authority and shall thereafter be so retained. ("Operational" shall mean the first production of electricity to be exported to the grid).			

### Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the conservation area in accordance with Mid Devon Core Strategy 2007 COR2 Mid Devon Local Plan DM2 and DM27.
- 4 To safeguard the amenities of the area and occupiers of nearby buildings in accordance with DM2.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		In the interest of highway safety and to ensure that adequate passing facilities are available for vehicles attracted to the site in accordance with DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).			
6		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.			
7		To ensure adequate facilities are provided for the disposal of surface water from the development in accordance with policies DM2, DM22 and DM27 of the local Plan Part 3 (Development Management Policies).			
8		To reduce odour levels within the site and to prevent pollution of the water environment in accordance with policy DM7 of Local Plan Part 3 (Development Management Policies).			
9		In the interest of the visual amenity of the area and to protect the setting of the Grand Western Canal in accordance with policies DM2, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies).			
10		The application has been considered as a site accepting these feedstock types only and not as a general waste facility and consideration of the impacts on the environment, neighbouring residents and the road network has been made on this basis and in order to accord with policies DM5 and DM22 of the Local Plan Part 3 (Development Management Policies).			
11		To protect the rural character of the area in accordance with policies COR2 of the Mid Devon Core Strategy (LP1) and DM5, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies).			
12		To prevent pollution of the water environment in accordance with policy DM7 of Local Plan Part 3 (Development Management Policies).			
13		To ensure the archaeological works are completed prior to the planting of the screening to minimise disturbance to the planting scheme and to provide further screening for the site and assist with reducing any potential noise.			
14		To minimise the potential for pollution and disturbance to local amenity, in accordance with policy DM7 of the Local Plan Part 3.			
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18		To ensure the Local Authority are made aware of the impending cessation of the use to enable proper consideration of the removal of the items on the site.			
19		To achieve a satisfactory landscape/restoration.			
20		In the interest of the visual amenity of the area in accordance with policies DM2, DM22 of the Local Plan Part 3.			
21		To provide adequate visibility from and of emerging vehicles.			
22		In the interest of highway safety and consideration of the impacts on the environment, neighbouring residents due to the number of movements to and from the site and in order to accord with policies DM5 and DM22 of the Local Plan Part 3 (Development Management Policies).			
23		To ensure the AD plant is in accordance with that as set out in the application and supporting information and in order to ensure that the impacts of the development are acceptable.			
24		To ensure the AD plant operates in accordance with the parameters and limitations as approved and as set out within the application and its supporting information.			

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25 To ensure all vehicles entering and leaving the site pass over the weighbridge to ensure the AD plant operates in accordance with the parameters and limitations as approved and as set out within the application and its supporting information.

**Reasons**

While a significant number of objections have been received in response to the consultation on this proposal, it is not considered that the harm to the environment, the landscape, neighbouring residents and the Grand Western Canal is significant enough to warrant refusal of the application when balanced against the benefits. The Anaerobic Digestion plant will process farm wastes into a product which will assist in improving land management techniques and will generate a source of renewable energy. The proposal has demonstrated how it will reduce traffic movements on the local highway network and improve the access to site. The impact on the Grand Western Canal is considered to be limited and is considered to be outweighed by the benefits of the proposal. Any harm likely to arise from this proposal can be adequately mitigated by the imposition of conditions. It is considered that this proposal will not cause significant harm and that the benefits of granting planning permission outweigh any limited harm that may be caused. Accordingly the application is in accordance with Mid Devon Core Strategy (Local Plan 1) policies COR1, COR2, COR5 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM5, DM6, DM7, DM8, DM22, 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 discussions, negotiations and meetings. 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.

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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 of 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.
- 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.

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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 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.

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
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**Conditions**

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

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**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.

16/00452/FULL	Byes Farm Hemyock Cullompton Devon EX15 3TA	Demolition of farmhouse and erection of replacement dwelling to incorporate existing stone farmhouse	REFUSE	DEL	15/07/2016
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**Reasons**

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

**Reasons**

- 1 The site is located in the countryside, outside adopted settlement limits, and the principle of development is established by the presence of the existing dwelling. Policy DM12 of the Local Plan 3 (Development Management Policies) seeks to restrict the size of replacement dwellings to that of the floorspace of the dwelling to be replaced, with flexibility to utilise unspent permitted development rights. This policy requirement is to ensure the character and amenity of the rural area is not harmed and that the rural dwelling stock remains affordable for local residents. The proposed floorspace of the replacement dwelling at Byes Farm exceeds the floorspace of the existing dwelling and its unspent permitted development rights by in excess of 50 square metres. In the opinion of the Local Planning Authority, the proposed replacement dwelling is contrary to policy DM12 of the Local Plan Part 3 (Development Management Policies), as the proposed floorspace far exceeds that of the dwelling to be replaced.
- 2 In the opinion of the Local Planning Authority, the scale, massing and roof height of the proposed replacement dwelling results in dominant impact on the original farmhouse that is recognised as a local heritage asset. These elements are considered to result in poor quality design that causes unjustified harm to the heritage asset, contrary to policies DM2, DM12, DM27 and DM29 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

### 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 height, position, design, materials and type of boundary treatments, changes proposed in existing ground levels, soil planting, seeding, and earth re-profiling, and translocation 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.
- 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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#### 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.

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16/00599/FULL	Land at NGR 307225 110914 Opposite Whitmoor Farm Kentisbeare Devon	Change of use of land from agricultural to equestrian and erection of stable block/feed store	PERMIT		13/07/2016
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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 proposes the change of use of land from agricultural to equestrian and the erection of a stable block. The design, scale, location and materials proposed for the new building are considered to be acceptable. Given the siting of the building and the scale of the equestrian use, it is not considered that the scope of change proposed would impact upon the privacy of or amenity of the occupants of any neighbouring dwellings. On the basis that the proposed stable building is for the private use of the owners of the land, it is not considered that the application proposals will result in an unacceptable impact on the local highway network. Given the siting and location of the new building and hard surfaced area it is overall not considered that it will harm the character and/or the visual amenities of the surrounding area. The application scheme is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM23 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 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00632/FULL	Land and Buildings at NGR 290774 104184 (Elm Tree Cottage) Cadbury Devon	Enlargement and reinstatement of existing manege	PERMIT	DEL	15/07/2016

#### 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 for the menage is supported in policy terms. It is well intergrated with its surroundings, being of an appropriate location, scale, design and materials so as not to harm the character and landscape of the rural area, amenity of nearby residents and will not result in an unacceptable increase on the local highway network. It will not create a flood risk. Overall the proposed development is considered to be in accordance with the following Policies: COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM23 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.

16/00668/FULL	Land and Buildings at NGR 274687 94504(South Pitton Farm) Cheriton Bishop Devon	Erection of 2 holiday cottages following demolition of existing agricultural building	PERCON	DEL	13/07/2016
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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 Prior to demolition commencing, a works plan and risk assessment shall be first submitted to, and approved in writing by, the Local Planning Authority. This plan and assessment should identify and risk-assess any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed. Any such approved demolition works should be carried out in such a manner as to minimise the potential for airborne nuisance, additional land contamination and/or the creation of additional contamination pathways either on the site or at adjacent properties/other sensitive receptors.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		(i)The holiday letting accommodation hereby allowed shall be occupied for holiday purposes only. (ii) the holiday letting accommodation shall not be occupied as a person's sole or main place of residence. (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual holiday lets on the site, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.			
5		The roof covering of the development hereby approved shall be of natural slate, a sample of which shall be submitted to and be approved in writing by the Local Planning Authority prior to its use on the buildings. Such approved slate shall be so used and retained			
6		Prior to their use on site samples of the materials to be used for all the other external surfaces of the buildings shall be submitted to and be approved in writing by the Local Planning Authority prior to its use on the buildings. Such approved materials shall be so used and retained.			
7		The development shall be carried out in accordance with the mitigation measures and recommendations as contained in the submitted ecological report by EPSEcology Ltd date stamped 29th April 2016.			
8		The holiday units hereby approved shall not be occupied until the access, parking and turning areas have been provided in accordance with the approved plans .Following their provision these facilities shall be so retained.			
9		Notwithstanding the provisions under Article 3 of the Town and Country (General Permitted Development)(England) Order 2015 ( or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A,B,C,D,E,G of Part 1relating to enlargement or alteration of the holiday dwelling units , or their roofs, and the provision of outbuildings or Class A of Part 2 of Schedule 2, relating to fences and other enclosures , shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
10		No external lighting shall be installed within the site or on the buildings 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 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 interests of public health and protection of the environment. The proposed development will involve the demolition of existing premises or structures, which may contain hazardous liquid or solid materials (including asbestos).
- 4 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy. However the application is considered to be sufficiently in accordance with Policy COR18 of the Mid Devon Core Strategy Local Plan Part 1, and policy DM24 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the buildings in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the buildings in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To safeguard any protected species on the site and to enhance the site for biodiversity in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 8 To ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 and DM8 of the Local Plan part 3 (Development Management Policies).
- 9 To safeguard the character and appearance of the buildings and the character and appearance of the rural area and to avoid any loss of privacy or amenity with nearby properties in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan Part 3(Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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10	To minimise light pollution and safeguard the rural amenities of the area in accordance with Policies DM2, DM20 of the Local Plan Part 3 (Development Management Policies).				
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**Reasons**

Both national and local planning policies positively support proposals for new or expanded tourism related facilities in the countryside, subject to such proposals meeting a known need and being compatible in terms of the character and appearance of the location, their wider environmental impacts, and highway safety. On balance, it is considered that there is a reasonable expectation that the development will cater for a demand which is not presently being met and will provide a sufficiently sustainable form of small-scale farm diversification development which will benefit the local economy, and which should not adversely impact on other local tourist accommodation in the area. The proposal will not adversely impact on the landscape or visual amenity; it will not cause an unacceptable impact to traffic on the, local road network and no other neighbouring properties will be affected. The scheme will also not lead to any significant negative impacts in terms of biodiversity, or drainage provision. Having regard to all the material considerations, the application is considered to accord with the requirements of Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR18, Local Plan Part 3 (Development Management Policies), Policies DM1, DM2, DM8, DM24, and Government Guidance as set out in the National Planning Policy Framework (NPPF), March 2012. It is therefore recommended a grant of conditional consent.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and a site visit on 31st May 2016. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00696/FULL	Village Hall Coldridge Devon	Erection of extension	PERMIT	DEL	12/07/2016
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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 cafe/meeting/play space/community shop hereby permitted shall be used for purposes ancillary to the existing village hall and shall at no time be let, sold or otherwise be disposed of as a separate business unit.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent an inappropriate intensification of the use of the site in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed extension by virtue of its overall scale, massing, design and location, together with the proposed alterations, are not considered to harm the privacy or amenity of the occupiers of another dwelling, or the character and appearance of the Conservation Area or the setting of the listed building. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM25 and DM27 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 discussions and a site visit on 23rd May 2016. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00701/FULL	Building at NGR 274759 102721 (Clannaborough Barton) Bow Devon	Change of use of existing agricultural building to mixed B1/B8 use	PERMIT	DEL	13/07/2016
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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 not be used other than for those activities which fall within the definition of Class B1 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.
- 4 The areas for vehicle parking, turning, loading and unloading, and also providing for separate cycle storage, as shown on Drg. No. 001/8261 Revision A date stamped 11 July 2016, shall be provided before the development hereby approved is occupied, with all parking areas as shown being permanently marked out. The facilities shall thereafter be maintained as approved and be reserved for the benefit of the development hereby permitted.
- 5 No materials, goods, products, chattels, scrap or waste materials shall be stored outside the building, at any time.
- 6 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.
- 7 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 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 For the avoidance of doubt and in the interests of proper planning and having regard to Policy DM20 and guidance in the National Planning Policy Framework
- 4 To ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 and DM20 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and amenities of the area in accordance with Policy DM2 and DM20 of the Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the visual amenities of the area having regard to policies DM2 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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7 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**

The proposed change of use of the agricultural building to a B1/B8 use 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, COR12 and COR18 of the Mid Devon Core Strategy (Local Plan 1), Policies DM2, DM11 and DM27 of the Local Plan part 3 of the Development Management Plan and guidance in the National Planning Policy Framework. There will be no material increase in traffic generated as a result of the development and consequently no additional air pollution generated requiring mitigation as would otherwise be required under Policy AL/CRE/8 of the Allocations and Infrastructure Development Plan Document.

**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.

16/00712/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.

16/00733/FULL	Land and Buildings at NGR 285038 106120 (Cobble Lodge) Stockleigh English Devon	Change of use of residential annexe and attached barn to form separate dwelling	PERCON	DEL	11/07/2016
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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 Prior to its construction, details of the screening wall to the north east of the proposed dwelling, including height materials and finish, shall be submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed in accordance with such approved details and retained as such.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, of Part 1, of Schedule 2, relating to extensions and alterations, additions to the roof, porches and outbuildings shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 5 The conclusions and mitigation measures set out in the Butler Ecology ecological appraisal (dated July 2016) shall be complied with in full during construction of the development hereby approved.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the details appropriate to the character and appearance of the conservation area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and appearance of the building and the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3: (Development Management Policies).
- 5 To ensure the protection of ecological interests at the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Given the contribution that the barn is considered to make to the character of the local area, in policy terms the conversion of the redundant barn is considered to be acceptable. The adjoining ancillary accommodation already has a lawful residential use and given its relationship with the main barn it is considered reasonable to incorporate it into the proposed dwelling. The building is clearly of substantial construction and the walling and roof structure all appear to be in good condition, such that it is considered that the building can be converted without significant alteration, extension or rebuilding. Overall the design proposes minimal alterations to the external appearance of the building and are considered to respect the character of the building and the surrounding rural environment. The proposal is not considered to cause harm to nature conservation interests in the local area subject to mitigation measures, or have a significant adverse impact on the occupiers of neighbouring dwellings. On this basis the proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies), Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and policy guidance in the National Planning Policy Framework.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

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

16/00740/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
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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 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.

16/00756/FULL	Old Bartows Bartows Causeway Tiverton Devon EX16 6RH	Erection of gates across existing drive entrance	PERMIT	COMM	15/07/2016
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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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

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

**Reasons**

The proposed development is considered to be acceptable and will not negatively impact on neighbours, character or amenity, visual quality or the setting of the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM5 and 27 and the National Planning Policy Framework and should be granted consent.

**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 talks were held with the applicant and agent and further discussions were held during the period of consideration. These related to the listed status of the building, the internal re-organisation and the design of the proposed entrance gates. 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.

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16/00757/LBC	Old Bartows Bartows Causeway Tiverton Devon EX16 6RH	Listed Building Consent for erection of gates across existing drive entrance, installation of ground floor window, and other internal alterations	PERMIT	COMM	15/07/2016
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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.

**Reasons**

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

**Reasons**

The proposed works are considered to cause no additional harm to the listed building which has been extensively altered in the past. The remaining character and appearance is preserved and enhanced and therefore the alterations are acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00765/FULL	Land at NGR 289114 116872 (Forward House) Loxbeare Devon	Erection of workshop, provision of an additional hardstanding car parking area and the retention of a fenced secure compound	PERMIT	DEL	12/07/2016

#### 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 erection of a workshop with a hardstanding vehicle parking area and fenced compound is considered to be acceptable. The proposal represents the expansion of an existing rural business, and is at a scale appropriate for this location. The proposed is acceptable in highways terms; the building will be accessed from an existing appropriate access and will incorporate a parking area to improve the existing parking facilities on site. The building will be viewed in the context of the existing development of the site and is not considered to result in an unacceptably adverse impact on the occupiers of neighbouring properties. Overall, the proposal is considered to be in accordance with policies COR2, COR4, COR9 and COR18 of the Mid Devon Core Strategy, and DM2, DM8 and DM20 of the Local Plan Part 3 Development Management Policies and the National Planning Policy Framework.

#### Reasons

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

16/00767/PNCOU	Land at NGR 285670 111195 (The Barn) Puddington Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	14/07/2016
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#### Conditions

- 1 In granting approval, the applicant should note that, paragraph 3 of section Q2 of the GPDO requires the development to be completed within a period of three years starting with the date of this decision, and paragraph 12(a) of section W of the GPDO requires the development to be carried out in accordance with the approved details. The GPDO sets out at paragraph W (13) that prior approval may be granted subject to conditions reasonably related to the subject matter of the prior approval.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

- 1 The Council have included conditions relating to the laying out of the parking and turning areas. A condition has been attached requiring the parking and turning areas to be provided in a bound material and that they should be retained thereafter. As the country lane on which the development is situated is narrow in width, this condition is necessary in the interests of highway safety.

**Reasons**

Prior approval is not required and the provision of this dwelling meets with the requirements of Class Q of Part 3.

<b>16/00795/FULL</b>	Land and Buildings at NGR 277046 097655 (The Granary) Mill Farm Yeoford Devon	Conversion and extension of barn to dwelling	PERMIT	DEL	13/07/2016
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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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, of Part 1, of Schedule 2, relating to extensions and alterations, additions to the roof, porches and outbuildings shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 4 The conclusions and mitigation measures set out in the Butler Ecology ecological appraisal (dated July 2016) shall be complied with in full during construction of the development hereby approved.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the building and the conservation area in accordance with policy Mid Devon Core Strategy (Local Plan 1) policy COR2 Local Plan Part 3: (Development Management Policies) DM2 and DM27.
- 4 To ensure the protection of ecological interests at the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and policy DM11 of the Local Plan part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. Given the contribution that the barn is considered to make to the character of the local area, in policy terms the conversion of the redundant barn is considered to be acceptable. The building is clearly of substantial construction and the walling and roof structure all appear to be in good condition and the proposed includes a modest extension that balances the need to provide sufficient space whilst maintaining the character and integrity of it. Overall the alterations to the external appearance of the building and are considered to respect the character of the building and the surrounding rural environment. The proposal is not considered to cause harm to nature conservation interests in the local area subject to mitigation measures, or have a significant adverse impact on the occupiers of neighbouring dwellings. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide new open space off site (and/or maintenance of existing) and to improve Air Quality with the Crediton AQMA. On this basis the application proposal is considered to be compliant with DM1, DM2, DM8, DM11 and DM14 of the Local Plan part 3, COR1 and COR2 of the Mid Devon Core Strategy (2007), policy AL/IN/3 and AL/CRE/8 of Local Plan 2 (AIDPD) and policy guidance in the National Planning Policy Framework.

**Reasons**

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

16/00798/FULL	Hazel Croft Whitnage Tiverton Devon EX16 7DU	Erection of replacement dwelling	PERCON	DEL	15/07/2016
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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 hard landscaping works associated with the parking area and patio shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 4 Prior to the use of any above ground materials first being used on the building/dwelling details or samples of these materials (including colour of render, brick, stone, mortar, roof covering, gutters, downpipes, external doors/door frames/windows paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details or samples and be so retained.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B and D of Part 1 of Schedule 2, relating to the erection of extensions, the insertion of additional windows or doors, or the insertion of dormers shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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| 3 |  | To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM12 of the Mid Devon Local Plan Part 3 (Development Management Policies).    |  |  |  |
| 4 |  | To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM12 of the Mid Devon Local Plan Part 3 (Development Management Policies).    |  |  |  |
| 5 |  | Unspent Permitted development rights have already been included and to ensure the dwelling remains of an acceptable size within the open countryside and to not harm the character of the area and impinge on the amenity of the neighbouring property in accordance with Policy DM12 of the Mid Devon Local Plan Part 3 (Development Management Policies). |  |  |  |

### Reasons

The application scheme comprises a replacement dwelling in the open countryside, following demolition of the existing dwelling. The proposed dwelling, although significantly larger than the existing house falls within the allowance established by policy, and on balance its design, will sit appropriately within the site and the landscape of the surrounding area. The new house will not have a detrimental impact on the living conditions or adversely impact on the amenities of neighbouring properties with no overlooking issues, overshadowing and or overbearing concerns. The existing drive will provide a suitable access to the proposed dwelling. As such the proposal is considered to comply with Policies COR1, COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8, DM12, and DM15 of the Mid Devon Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework

### Reasons

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

<b>16/00800/HOUSE</b>	48 Brook Street Bampton Tiverton Devon EX16 9LY	Erection of a conservatory following demolition of existing (Revised Scheme)	PERCON	DEL	15/07/2016
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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 samples of the proposed rainwater goods, slates and stonework have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and 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
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3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The application scheme for the demolition and erection of a lean-to 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 porch and the nature of the proposal, it is not considered that it would result in a significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following Policies: COR2 and COR16 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 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.

<b>16/00803/LBC</b>	48 Brook Street Bampton Tiverton Devon EX16 9LY	Listed Building Consent for the erection of a conservatory following demolition of existing (Revised Scheme)	PERMIT	DEL	15/07/2016
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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 works are considered to be justified, acceptable and in keeping with the special interest of the building. The works will not cause harm to the listed building or its setting. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 and Part 12 of the National Planning Policy Framework and should be granted consent.

<b>16/00806/HOUSE</b>	8 John Street Tiverton Devon EX16 5JP	Erection of single storey rear extension to replace existing	PERMIT	DEL	15/07/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

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

**Reasons**

The proposed single storey replacement rear extension in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. The site is located in Flood Zone 2, the Local Planning Authority are satisfied that the proposal will not result in any increased flood risk, and is suitable development in this location that will be safe for its users. In addition, the proposed extension is considered to respect the character, setting, significance and local distinctiveness of the conservation area within which the property is located. Overall the proposal is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2, COR11 and COR13, Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

**Reasons**

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

<b>16/00812/HOUSE</b>	7 Hillcrest Tiverton Devon EX16 6AT	Erection of a two-storey extension	PERMIT	DEL	15/07/2016
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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 proposed parking bay shall be designed and surfaced so 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 prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**Reasons**

The application scheme for a proposed two storey 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. It is not considered that the extension would result in any significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following Policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

**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.

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