

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00330/FULL	Land at NGR 277031 93171 (Adjacent Glenthorne) Cheriton Bishop Devon	Erection of 8 affordable dwellings with associated access, parking areas, drainage and landscaping	WDN	COMM	25/07/2016

## Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The commencement of the construction of the houses shall not begin until samples of the materials to be used for all the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 The external doors, door frames and windows hereby permitted shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.
- 5 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted and approved landscape plan as shown on drawing numbered 1411-01P1, shall be carried out within 9 months of the substantial completion of the development and be so retained. Any trees or plants which within a period of five years from the implementation of the scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 6 In addition to the approved landscaping details, referred to in Condition 5, a further plan showing the locations of and specification of trees to be planted within the new hedgerows to be planted on the southern and western boundaries of the site, and new planting around the approved pumping station, shall be submitted to and approved in writing before the landscaping works are commenced. The approved details shall be carried out in within 9 months of the substantial completion of the development and be so retained. Any trees or plants which within a period of five years from the implementation of the scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 7 No development shall take place until a construction management plan or construction method statement, also incorporating a phasing plan, for the development has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for: (i) Parking of vehicle of site operatives and visitors. (ii) Routes for construction traffic. (iii) Hours of operation. (iv) Method of prevention of mud being carried onto highway. (v) Pedestrian and cyclist protection. (vi) Arrangements for turning vehicles.
- 8 The conclusions and mitigation measures set out in the Greenecology Preliminary Ecological Appraisal (Final Report - dated October 2014) received on 27 February 2015 by the Local Planning Authority shall be complied with in full during construction of the development hereby approved and in terms of the on-going management regime of the communal areas.
- 9 The proposed estate road, footways, verges, junctions, street lighting, sewers, drains, service routes, surface water outfall, road maintenance /vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
- 10 The development of the dwellings hereby approved shall not be commenced until: a) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20 metres back from its junction with the public highway. b) The ironwork has been set to base course level and the visibility splays required by this permission laid out. c) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 11 The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority: a) The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b) The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c) The cul-de-sac visibility splays have been laid out to their final level; d) The street lighting for the cul-de-sac and footpaths has been erected and is operational; e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g) The street nameplates for the spine road and cul-de-sac have been provided and erected.
- 12 Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed to the written satisfaction of the Local Planning Authority.
- 13 Prior to the commencement of the development, the following details shall be submitted to and approved in writing by the Local Planning Authority: i) Design of the surface water drainage system. Such design to include details of attenuation tank, flow control devices and connection pipes. The drainage system shall be designed to ensure that there is no increase in the rate of surface water runoff from the site resulting from the development. ii) An inspection regime during the construction of the surface water drainage system together with submission of a written report to the Local Planning Authority with the findings of the inspection. iii) Details of proposed maintenance of the system for the lifetime of the development. The development shall be carried out in accordance with the approved details and so retained.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To soften the visual impact of development on the visual amenities and landscape character of the areas and to help minimise the impact on the general amenities of the area in accordance with Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To soften the visual impact of development on the visual amenities and landscape character of the areas and to help minimise the impact on the general amenities of the area in accordance with Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 This information is required prior to the commencement of development. In the interests of safe operation of the highway and to protect the amenities of the occupiers of nearby dwellings in accordance with Policy DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure the protection of any ecological interests at the site.
- 9 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 10 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 11 To ensure that adequate access and associated facilities are available for the traffic attracted to the site, in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 12 To ensure that the access arrangements are completed within a reasonable time in the interests of safety and the amenity of residents.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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13 This information is required prior to the commencement of development to prevent an increase in flood risk, and to ensure the efficiency of the drainage system is sustained for the lifetime of the development in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).

**Reasons**

The proposed housing development is considered to be justified on this parcel of land, outside the defined settlement limit of Cheriton Bishop, as it will meet an identified affordable housing need in Cheriton Bishop and the surrounding parishes. The delivery of affordable housing outweighs any localised impacts that may arise. Subject to the imposed conditions the proposal will deliver a development which utilises building materials and an overall design that reflects the local vernacular and context within which the site is located and will have an acceptable impact upon the visual amenities and landscape quality of the immediate locality and its setting adjacent to the Dartmoor National Park. The scheme proposes adequate access onto the public highway and in conjunction with the internal site layout and parking provision, will deliver a scheme which does not cause harm to highway safety and which delivers parking provision to meet the needs of the dwellings proposed in accordance with policy. Subject to specific detailing prior to construction provision is proposed to be made to ensure that drainage from the site will be adequate and that surface water run-off rates will be no greater than at present. The proposed dwellings will not cause demonstrable harm to the privacy or amenity of neighbouring residents and subject to conditions will not cause harm to the health and safety of surrounding trees or hedgerows or to the habitat of protected species and will make appropriate provision for new planting. Having regard to all material considerations the application is considered to accord with the requirements of Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR3, COR9, COR11 and COR18, Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policies AL/DE/4 and AL/DE/6, Local Plan Part 3 (Development management policies) Policies DM1, DM2, DM8, DM14, DM15 and DM29 and the National Planning Policy Framework.

**Reasons**

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

15/01951/FULL	Sharon Hele Road Bradninch Exeter EX5 4QZ	Erection of dwelling following demolition of garage	REFUSE	DEL	27/07/2016
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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 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 scale and the proportions of the proposed dwelling in relation to the plot size and width in particular, would appear as an overdevelopment of the site and would be an incongruous addition to the street scene. It would appear as a cramped form of development which would detract from the more spacious pattern of development in the immediate locality. In addition, the design of the proposed dwelling is of insufficient quality. Therefore the proposed development would harm the character and appearance of the area, contrary to Policy COR2 of the adopted Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. These policies aim for development that relates sympathetically to its surroundings and that respects the particular character and quality of its setting.
- 2 The provision for and convenience of parking and manoeuvring on-site does not comply with the Council's parking standards, and would conflict with Policies DM2, DM8 and DM14 of the Local Plan Part 3 (Development Management Policies) in that there would be no satisfactory provision for parking and manoeuvring in accordance with adopted standards, and in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) in that it would therefore have an adverse impact on road safety.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00179/FULL	First Floor 60 Bampton Street Tiverton Devon EX16 6AH	Change of Use of first floor storage area to flat and storage area for janitorial equipment	PERCON	DEL	26/07/2016

#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The proposed flat shall not be occupied or the use commenced until the implementation of a refuse store, and area/facilities for storing of recyclable materials and cycle storage, details of which shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all refuse, recyclable materials and cycles 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 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 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 storage and recycling.

#### Reasons

The site is within the settlement limits of Tiverton. National planning policy and local plan policies encourage the provision of residential accommodation within the town centre as a means of sustaining and enhancing the existing centre and adding to its viability. It is necessary however, to ensure that the amenity and privacy of the neighbouring dwellings are important considerations. The proposed dwelling by virtue of its form and design is considered to be an appropriate form of development in the town centre that would not be out of context with the established pattern of the area. The juxtaposition of both the existing dwellings and the proposed dwelling is such that the proposed dwelling does not create a significant loss of privacy to the detriment of the living conditions of the occupants of those properties. The proposed development will not harm the character and appearance of the building or the overall street scene in this Conservation Area or the historic fabric or setting of the adjacent Listed Building. A contribution has been provided to deliver off site open space in the locality. On this basis it is considered that the proposal meets the requirements of Policies COR1, COR2, COR3, COR6, COR8, COR9 and COR13 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 Policies DM2, DM8, DM14, DM16 and DM27 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00476/FULL	Agricultural Building at NGR 271981 104233 Zeal Monachorum Devon	Change of use of part existing agricultural building as ancillary storage space to existing B1 workshop	PERMIT	DEL	27/07/2016

### 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 materials, goods, products, chattels, scrap or waste materials shall be stored at any time outside of the designated storage area and building, as previously approved under 12/00836/FULL. The open storage areas as so previously approved shall be used for the storage of timber materials associated with the business to be undertaken at the approved workshop only.
- 4 The application site including any building thereon shall be used for part agricultural storage purposes, and B1 to be undertaken from the areas shown on the approved plans and for no other purposes. In addition there shall be no retail sales from the site associated with the B1 use.
- 5 No manufacturing, fabrication or other industrial process shall take place in any area outside the confines of the approved building associated with this application.
- 6 No external lighting or illuminated signage shall be installed within the site or 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.
- 7 The existing hedges on the south, north, east and west of the site shall be retained and shall be reinforced within 9 months, or during the next available planting season, with tree/shrub planting and in accordance with the landscaping scheme Drg. No. 1051-01 RevA as previously submitted to and approved by, the Local Planning Authority under 12/00836/FULL. 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 similar size and species and shall thereafter be so retained.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the site is maintained in a tidy state and that there is free flow for vehicles entering and leaving the site so there is minimal impact on the open countryside in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the appearance and amenity of the open countryside location and to prevent an inappropriate intensification of the use of the site in accordance with Policies DM2, DM20 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of the external area associated with this approval is used appropriately and reduces the possible noise issue associated with the business in accordance with Policies DM2, DM20 of the Local Plan Part 3 (Development Management Policies).
- 6 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).
- 7 To ensure that the proposed development makes a satisfactory contribution to the enhancement of the visual amenity of the area in accordance with Policies DM2, DM20 of the Local Plan Part 3 (Development Management Policies).

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

The proposed change of use of the middle section of a modern agricultural building to a workshop in order to provide ancillary storage space to an existing B1 workshop is considered supportable in policy terms as it will allow for an increase in economic activity, The alterations to the building in terms of the proposed roller shutter door are considered acceptable given the utilitarian function and appearance of the building and it's rural location. The applicant has entered into a Section 106 (unilateral undertaking) agreement to satisfactorily mitigate against the need to improve Air Quality within the Crediton AQMA to reflect the change in traffic arriving and departing from the site. On this basis, subject to the conditions as recommended, the application scheme is considered in accordance with Policies COR2, COR4 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM1, DM2 and DM20 of the Local Plan Part 3 (Development Management Policies), Policy AL/CRE/8 of the Allocations and Infrastructure Development Plan Document, Supplementary Planning Document on Air Quality and Development and guidance in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiation, discussions and a site visit on 10th 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.

<b>16/00604/ADVERT</b>	20 - 22 Fore Street Tiverton Devon EX16 6LH	Advertisement consent to display 1 externally illuminated fascia sign and 1 externally illuminated projecting sign	REFUSE	DEL	29/07/2016
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**Reasons**

- 1 The application site is located in a prominent position in the Tiverton Conservation Area. The bright colours used on the proposed signs and the number of signs which have been installed ( fascia, projecting and 4 high level window vinyls) are considered to be overly dominant in the streetscene and detract from the historic character of this part of the Conservation Area. It is not considered that substantial harm or total loss of the heritage asset will result, but it is considered that the proposal will lead to 'less than substantial harm to the significance of the heritage asset' and therefore the Local Planning Authority have weighed this against the public benefits of the proposal as set out in paragraph 134 of the NPPF. There is a need to secure its optimum viable use and in this instance, the premises are currently being occupied by the applicant who is a national retail chain, and therefore is a material consideration. However, it is not being suggested by the Local Planning Authority, that no signage would be permitted, just that the current scheme is inappropriate. The fact that this is the corporate colour scheme which has been found to be acceptable elsewhere (agents comments), is not a reason to permit this proposal in this prominent location in the Conservation Area where it clearly results in harm to the designated heritage asset contrary to government guidance in The National Planning Policy Framework.

<b>16/00608/FULL</b>	Victor House Greenham Business Park Whiteball Devon TA21 0LR	Erection of extension to create additional storage area (Class B2)	PERMIT	DEL	29/07/2016
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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 External materials are to match those of units 9 and 10 in terms of colour texture and material.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 No part of the development hereby approved shall be brought into its intended use until the parking facilities have been provided, surfaced and drained in accordance with the submitted plan PL/SITELAYOUTPLAN /01 and shall be retained and maintained for that purpose at all times.

**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 new building blends with the adjacent units on site.
- 4 To ensure that adequate facilities are available for the traffic attracted to the site.

**Reasons**

The proposed erection of a new unit by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another unit, its surroundings. The introduction of this unit to an existing site will enhance the viability and economic development of the site. The proposed additional 11 parking spaces over and above those already on site will provide sufficient parking for the scheme. As such the proposal is considered to comply with policies COR4 and COR7 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8 and DM20 of Adopted Mid Devon Local Plan Part 3.

**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 discussion and negotiation. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>16/00662/LBC</b>	Smithy Cottage East Leigh Crediton Devon EX17 6BQ	Listed Building Consent for installation of new stairway to existing loft area and insertion of 1 window and 3 rooflights	PERMIT	DEL	28/07/2016
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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.

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

The proposals only affect the extended part of the listed house and not the historic elements of the house. The proposed works to the extension do not affect any historic fabric and are acceptable in terms of the impact on the character and appearance of the house. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) DM27 and Government advice in the National Planning Policy Framework.

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16/00728/FULL	Meadwell Green Cheriton Bishop Devon EX6 6JD	Erection of a stable block	PERMIT	DEL	25/07/2016
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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 stable building hereby approved shall not be used for a riding school or livery stables.

**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 there would not be an unacceptable increase in traffic on the local highway network as a result of the development.

**Reasons**

The application scheme for the erection of a stable block (relocation of a current building on the site) is considered to be supportable in policy terms. The building is a typical profile sheet clad with fibre cement roof and its relocation within the site is not considered to detract from the character and appearance of the area. Given that the building already exists on the site, and no expansion or intensification of use is proposed, its relocation is not considered to result in an unacceptable traffic impact on the local highway network subject to it not being used for a commercial livery or riding school use. Given the siting of the building it is not likely to result in any significant adverse impacts to neighbouring occupiers, and is considered to be sited sufficient distance from the proposed dwelling such that it would not harm the amenity of those occupiers. The application scheme is considered to be in accordance with Policies DM1, DM2 and DM23 of the Local Plan Part 3 (Development Management Policies), Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Government 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. 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
16/00768/FULL	Westcott Barn Witheridge Tiverton Devon EX16 8NX	Variation of condition 2 of planning permission 06/02131/FULL to allow substitute plans in respect of change of design	PERCON	DEL	27/07/2016

### Conditions

- 1 The date of commencement of this development shall be taken as the 27th May 2016 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the details shown on the approved plans and contained in the form of application and in any other documents accompanying such application, except as otherwise amended by, or subject to, those additional Conditions outlined below.
- 3 The roof covering of the works hereby permitted shall be of natural slate and no other material shall be used, a sample of which shall be first submitted to, and approved in writing by, the Local Planning Authority before its use on the Main Barn south section building ,and thereafter shall be so retained.
- 4 The new external doors, door frames, and windows for the development hereby permitted shall be of the size, pattern and materials as indicated on the Drawings hereby approved and the timber framed windows, and timber door frames shall have a stained (with a suitable wood preservative/protection) finish as opposed to a gloss painted finish and thereafter shall be so retained. The rooflights indicated on the approved plans shall be of a conservation design, Velux or equivalent, in non-reflective glass and thereafter shall be so retained.
- 5 All new windows and external doors and door frames shall be recessed from the outer face of the external walls as indicated on the Drawings hereby approved.
- 6 The office suite areas 1 and 2 as shown on the approved drawings shall be retained and continue to be made available for occupation and B1 use.
- 7 The garaging/parking facilities that have been provided under the terms of planning permission 06/02131/FULL shall be retained and maintained in accordance with the requirements of this permission to the satisfaction of the Local Planning Authority.
- 8 The areas separately indicated as office suites 1 and 2 as shown on the approved drawings shall be permanently retained for B1 uses only, in connection with and ancillary to the occupation of the dwelling to which each relates and shall not be used for additional residential accommodation to be let, sold or otherwise occupied independently of the dwelling.
- 9 All soil pipes shall be provided within the buildings.
- 10 All services to the buildings shall be placed underground.
- 11 All guttering, downpipes and other rainwater goods shall be of aluminium unpainted Lindab Rainline system as previously submitted to and approved in writing by the Local Planning Authority in its letter of 30 September 2009 and shall thereafter be so retained
- 12 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 1 ,relating to enlargement or alteration of the buildings , 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.
- 13 The works to the Main Barn south section, hereby approved, shall be carried out in accordance with the recommendations as contained in the Structural and Civil Engineer's Report, date stamped 5th July 2016. Such works shall include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather both before and during the progress of the works.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14		The Main Barn south section, hereby approved, shall be used solely as in connection with the use of the existing live/work unit, known as 'Westcott Barn', and shall not at any time be used, either by way of being let, given or sold, as a separate unit of accommodation.			
15		The link between the Main Barn and the Main Barn south section shall be formed before the increased ancillary use of the building, hereby approved, and thereafter shall be so retained to enable occupiers to pass freely between both sections of the building.			
16		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 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 to ensure that the proposed development is carried out as approved.
- 3 To safeguard the character and appearance of the traditional rural buildings to be converted.
- 4 To ensure the use of materials appropriate to the development and to safeguard the character and appearance of the traditional rural buildings to be converted.
- 5 To ensure the use of materials appropriate to the development and to safeguard the character and appearance of the traditional rural buildings to be converted.
- 6 The Local Planning Authority wishes to ensure that the workspace component of the development is available for use prior to the occupation of the dwellings to which they relate, in the interests of sustainable rural employment development.
- 7 To ensure that adequate facilities are available for the traffic attracted to the site.
- 8 In accordance with approved plans.
- 9 To safeguard the character, setting and appearance of the buildings to be converted.
- 10 In the interests of visual amenity and in the interests of preserving the character/setting of the adjoining principal listed building.
- 11 To ensure the use of materials and details appropriate to the development and to safeguard the character, appearance and setting of these traditional rural buildings.
- 12 To safeguard the traditional character and appearance of the buildings and the character and appearance of the rural area and to avoid any loss amenity 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).
- 13 To ensure the safety and stability of the buildings during conversion.
- 14 For the avoidance of doubt, having regard to the submitted details (and because the application has not been assessed or determined as a separate dwelling).
- 15 For the avoidance of doubt having regard to the submitted details (and because the application has not been assessed or determined as a separate dwelling).
- 16 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).

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

The principle of the development for a live/work unit has already been previously accepted under the terms of 06/02131/FULL. Variation is sought for the amendments to plans relating to the southwest section of the barn named Main Barn South only in terms of the living accommodation of the approved development. The amendments are for the variation of external appearance and provide for additional accommodation internally to the Main Barn south section. The key changes relate mainly to securing more functional internal room layouts, including the addition of a new first floor, whilst externally there are relatively minor changes in window/fenestration detailing, including use of rooflights. There is no increase in the overall footprint of the building, or an increase in roof height from that as already approved. In the opinion of the Local Planning Authority such changes will not adversely impact on any neighbouring properties or result in any other environmental consequences which require additional mitigation. The scheme has been supported by an up to date structural survey report which shows that the building remains suitable for such conversion without significant alteration, extension or rebuilding. The design and use of these amendments are solely for the ancillary use of and enjoyment of Westcott barn as part of the living accommodation. As such the proposal is considered to be in compliance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies COR 1, COR2 and Policies DM11, DM13, DM20 and DM21 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

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

<b>16/00790/PNCOU</b>	Stud Thorne Farm Stoodleigh Tiverton Devon EX16 9QG	Prior notification for the change of use of agricultural building to 3 dwellings under Class Q	RPA	DEL	25/07/2016
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**Reasons**

- 1 On the balance of probability the Local Planning Authority considers that the building was not solely in agricultural use as part of an established agricultural unit for the purposes of a trade or business on the 20th of March 2013. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 are not applicable to this site. Planning permission is required for the proposed development.
- 2 Insufficient information has been provided to demonstrate that the building operations required to convert the building fall within paragraph (i) and that the existing building can be converted without the addition of new structural elements.
- 3 The location and siting of the building is considered to be impractical and undesirable for an unrestricted C3 use due to the location of the building within close proximity of the commercial racing stables operating from the site and due to the agricultural activity. The proximity of the buildings from the buildings used for livestock, as well as the noise, smell and fly nuisance from the commercial equestrian/farming activities and general disturbances from the commercial equestrian/farm vehicle movements would create unsatisfactory living conditions.

<b>16/00799/HOUSE</b>	5 Rackenford Road Tiverton Devon EX16 5AG	Erection of single storey extension and re-positioning of main entrance door to North elevation	PERMIT	DEL	22/07/2016
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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 application scheme for a single storey extension, including the provision of a new access door and the blocking up of the existing main entrance on the west elevation with replacement windows is considered to be supportable in policy terms. The proposed extension, new entrance and windows respect the character, scale, setting and design of the existing dwelling, and do not result in over development or any adverse impacts on neighbouring properties. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. Therefore the proposal complies with Policies COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13, and DM27 of Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

**Reasons**

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

<b>16/00801/LBC</b>	Drews Farm Ashill Cullompton Devon EX15 3NJ	Listed Building Consent for alterations to roof structure, part demolition of barn wall and internal alterations	PERMIT	DEL	27/07/2016
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**Conditions**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The new matchwood facing to studwork partition shall be painted not stained.

**Reasons**

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

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

The proposals are works of repair albeit extensive structural repair and are associated with other works ensuring that the house is renovated to enable it to be occupied as a dwelling with appropriate living amenities. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan part 3 (Development Management Policies) policy DM27 and Government advice in the National Planning Policy Framework.

16/00802/LBC	5 Rackenford Road Tiverton Devon EX16 5AG	Listed Building Consent for erection of single storey extension, re-positioning of main entrance door to North elevation, and internal alterations	PERCON	DEL	22/07/2016
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**Conditions**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The external surfaces of the extension(s) hereby approved shall be of materials to match in all respects, including colour and texture, those of the existing building unless agreed otherwise in writing by the Local Planning Authority.
- 4 The roof covering of the works hereby permitted 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 building(s). Such approved slate shall be so used and retained.
- 5 Prior to their installation, details of the new external doors, door frames, windows and rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the external doors, door frames, windows and rooflights shall be in accordance with these approved details, and be so retained.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the external finishes are appropriate and respect the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 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 Policy DM27 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 single storey extension, including the provision of a new access door and the blocking up of the existing main entrance on the west elevation with replacement windows is considered to be supportable in policy terms. The Local Planning Authority is satisfied that the proposed works would not harm the character, appearance or setting of the listed building, and that the proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be in accordance with Policy DM27 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

16/00805/FULL	Windwhistle Copse (Lower Burrow Coombe) Stockleigh Pomeroy Devon	Widening of existing access and formation of visibility splay	PERCON	DEL	22/07/2016
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#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until there has been submitted to, and been approved in writing by the Local Planning Authority a plan for visibility splays including a schedule of alterations to the boundary hedge which will need to be maintained and set back in part from its current alignment. The visibility splays should be measured from a point 2.4 metres back from the edge of the adjoining highway along the centre line of the new access, provided over a height of 600mm above adjoining road level. The approved scheme shall be completed in accordance with the approved details and shall be so retained at all times.
- 4 The surface water drainage of the site shall be designed 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 In the interests of retaining the character and appearance of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 In the interest of highway safety.

#### Reasons

The application for the widening of existing access and formation of visibility splay at Windwhistle Copse, Lower Burrow Coombe, Stockleigh Pomeroy is considered to be acceptable. The scope of the proposal includes removal of 12 trees and the relocation of the existing hedgerow which will have an impact on the character and appearance of the immediate area. However the highway safety benefits arising from the scheme as a result of the improved visibility outweigh the limited harm arising from the relocation of the hedgerow and overall the proposal is considered to be acceptable. Overall the proposal is considered to be supportable in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1 and DM2 of the Local Plan Part 3 (Development Management Policies) and government guidance in the National Planning Policy Framework.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00818/FULL	Land at NGR 309279 107981 (Chancery Cottage) Kentisbeare Devon	Construction of an all-weather riding arena	PERCON	DEL	29/07/2016

#### 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 Before use on the all-weather arena, details/samples of the surfacing materials, including their colour, shall be submitted to and approved in writing by the Local Planning Authority. Only such surfacing materials shall be used and shall be so retained.
- 4 No external lighting shall be installed on the site unless details have been previously submitted to and approved in writing by the Local Planning Authority.
- 5 The all-weather arena hereby approved shall be used for private domestic equestrian purposes only associated with the dwelling known as Chancery Cottage, Sainthill and shall not be sold, let or otherwise used for any commercial use. On becoming redundant for such purposes, the all-weather arena shall be removed, and all materials resulting from the removal shall be removed from the site within 3 years.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to protect the landscape qualities of the Area of Outstanding Natural Beauty in accordance with Policy DM29 of the Local Plan Part 3 (Development Management Policies).
- 4 In order to protect the landscape and dark sky qualities of the Area of Outstanding Natural Beauty in accordance with Policy DM29 of the Local Plan Part 3 (Development Management Policies).
- 5 The application has been considered on the basis of domestic use due to the nature of the road access and to protect the amenity of residents and the special landscape characteristics of the Area of Outstanding Natural Beauty in accordance with Policies DM2, DM23 and DM29 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The current proposal is acceptable in that the all-weather arena would be well screened within the landscape and, subject to detailing, is not considered to materially affect the visual and landscape qualities of the Area of Outstanding Natural Beauty. No external lighting is proposed and the arena will be restricted to domestic use only in connection with the dwelling. The development is not considered to materially affect the amenities of neighbouring occupiers. The proposal is considered to comply with the requirements of relevant Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM23 and DM29 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. 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
16/00819/FULL	Land and Buildings at NGR 294500 119610 (Hazels Farm) Stoodleigh Devon	Construction of a manege	PERMIT	DEL	22/07/2016

#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The manege hereby approved shall be used for private domestic use in connection with the property currently known as Hazels Farm, Stoodleigh only, and not for any commercial or business purposes.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To restrict the traffic generation caused by this site in the open countryside.

#### Reasons

Subject to the imposed conditions, the proposed manege is considered to be appropriately located and of an appropriate scale, design and materials so as not to harm the character and landscape of the rural area or amenity of nearby residents. In addition it is not considered that the development will result in an unacceptable increase in traffic on the local highway network. As such, the proposed development is considered to be in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

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

16/00820/FULL	Mount Lodge Bampton Tiverton Devon EX16 9LB	Erection of a two storey garage/hobby room with gym, shower room and guest bedroom above	PERMIT	DEL	25/07/2016
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#### Conditions

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



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 The development hereby permitted shall be implemented only as an alternative to that permitted under planning permission reference 14/01637/FULL and not in addition to or in combination with that 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 The implementation of both planning permissions, or parts of both planning permissions, would not result in a coherent, high quality development that respects the character, scale, setting and design of the existing dwelling, and would be contrary to Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The current proposal is acceptable in that the proposed building, although large, is set within a large plot that is well screened from the road and well separated from the existing dwelling, and the scale is therefore considered to be acceptable. The building has been designed to be in keeping with the existing dwelling and to provide courtyard parking and turning facilities. In addition, it is not considered to have a material impact on the privacy or amenity of neighbouring occupants. The proposal is considered to comply with the requirements of relevant Policies: DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. 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>16/00831/LBC</b>	The Old Lodge 5A Fore Street Silverton Exeter Devon EX5 4HP	Listed Building Consent for internal alterations, installation of new staircase and installation of replacement rooflights	PERMIT	DEL	22/07/2016
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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.

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

The proposed works are considered to be acceptable and whilst leading to a degree of less than substantial harm (loss of historic fabric), the significance of the building and its curtilage relationship to the main listed building are taken into account and the harm is considered to be at an acceptable level. The proposal is therefore in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

<b>16/00835/HOUSE</b>	37 Withy Close Tiverton Devon EX16 4HZ	Erection of decking to rear	PERMIT	DEL	22/07/2016
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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**

This proposal is considered to be supportable in policy terms. The decking, bay window, and rendering of the principle elevation is considered to respect the character, scale, setting and design of the existing dwelling and is not considered that it would result in overdevelopment of the dwelling curtilage. The proposal is not considered to result in any significantly adverse amenity impacts on the neighbouring properties. The development is considered to be in accordance with the following policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13, and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

**Reasons**

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

<b>16/00843/FULL</b>	Land and Buildings at NGR 307104 113338 (East of Ashley Close) Uffculme Devon	Retention of vehicular access	PERCON	DEL	25/07/2016
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**Conditions**

- 1 The date of commencement of this development shall be taken as 3rd June 2016, the date the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 Within the first planting season following the date of this decision notice and by 31st March 2017, a new hedgebank shall be planted along the frontage of the site behind the visibility splays indicated on the approved plans, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years from substantial completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

**Reasons**

- 1 In 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 development makes a positive contribution to the rural character of the area in accordance with Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The current proposal is acceptable in that the new access has improved visibility into the field and the old access has been blocked up. Planting is needed on the earth bank to improve the visual amenities and ensure the development is in keeping with the rural character of the lane. The proposal is considered to comply with the requirements of relevant Policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

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

<b>16/00845/HOUSE</b>	Old Church Cove Tiverton Devon EX16 7RX	Erection of garden shed and timber store	PERMIT	DEL	25/07/2016
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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.

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

The application scheme for the erection of a wood store and shed is considered to be supportable in policy terms. The proposed buildings respect the character, scale, and setting of the existing dwelling, and do not result in over development or any adverse impacts on neighbouring properties. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building or the conservation area within which the site is located. Therefore the proposal complies with Policies COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM13, and DM27 of Local Plan Part 3 (Development Management Policies) and Part 12 of the National Planning Policy Framework.

**Reasons**

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

<b>16/00846/LBC</b>	Old Church Cove Tiverton Devon EX16 7RX	Listed Building Consent for the erection of boundary fencing	PERMIT	DEL	25/07/2016
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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 application scheme for the erection of a boundary fence is considered to be supportable in policy terms. The Local Planning Authority is satisfied that the proposed works would not harm the character, appearance or setting of the listed building, and that the proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be in accordance with Policy DM27 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

<b>16/00853/HOUSE</b>	Beechfield Horn Road Kentisbeare Cullompton Devon EX15 2AX	Erection of cloakroom/utility following removal of existing porch/wc	PERMIT	DEL	29/07/2016
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**Conditions**

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

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

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

**Reasons**

The application for the Erection of cloakroom/utility following removal of existing porch/wc at Beechfield Horn Road is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts on the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Local Plan part 3 (Development Management Policies) DM13 and the National Planning Policy Framework.

**Reasons**

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

<b>16/00854/HOUSE</b>	10 Butt Parks Crediton Devon EX17 3HE	Erection of single storey extension	PERMIT	DEL	25/07/2016
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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 for the erection of a single storey extension to the side of this end terrace property is considered to be supportable in policy terms. The scale and overall design of the extension is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns with regard to overdevelopment of the curtilage or impact on neighbouring properties. Overall the proposed development is considered to be in accordance with the following Policies:COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

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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.

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<b>16/00863/HOUSE</b>	47 Rackenford Road Tiverton Devon EX16 5AF	Erection of detached double garage	PERMIT	DEL	26/07/2016
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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 for the erection of a garage is supported in policy terms. The scale and overall design of the building is considered to respect the character, scale, setting and design of the main dwelling and its setting. There are no concerns with regard to overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposed development is considered to be in accordance with the following policies: COR1, COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

**Reasons**

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

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<b>16/00866/CLU</b>	18 Jasmine Close Tiverton Devon EX16 6UB	Certificate of lawfulness for the existing single storey lean-to extension to rear elevation	PERMIT	DEL	25/07/2016
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**Conditions**

- 1 The extension amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.
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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00868/HOUSE	31 Swan Avenue Tiverton Devon EX16 6WZ	Erection of decking	PERMIT	DEL	29/07/2016

#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The fence as shown on the approved plans shall be erected prior to the first use of the decking and shall be retained thereafter at the height shown by the dashed line on drawing number 01398/3 (Rev 4) Proposed floor plan and elevations.

#### 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 reducing overlooking and loss of privacy on the occupants of the neighbouring property.

#### Reasons

The proposed decking is considered to be acceptable in terms of its scale, design and position at the rear of the property. The proposed development is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in overdevelopment of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; DM13 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

#### Reasons

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

16/00876/ADVERT	Land at NGR 284541 99503 (Wellparks) Joseph Locke Way Crediton Devon	Advertisement consent to display 1 non-illuminated pole mounted sign	PERMIT	DEL	26/07/2016
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#### Conditions

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

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 The advert hereby granted consent shall be removed on or before 13th July 2021 at the end of a period of 5 years from the date of this consent

**Reasons**

- 1 The advert hereby granted consent shall be removed on or before 13th July 2021 at the end of a period of 5 years from the date of this consent.
- 2 In accordance with Part 3, Paragraph 14(7) of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

**Reasons**

The proposed non-illuminated sign would be acceptable in terms of its design and impact on the locality and visual amenities of the area and so would accord with Core Strategy Policy COR2 and Local Plan Part 3 (Development Management Policies) DM2. The proposal would also be acceptable in terms of road safety. Furthermore the proposals are considered to be in accordance with the guidance outlined at paragraph 67 of the National Planning Policy Framework.

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16/00886/FULL	New Gorwell Farm Hemyock Cullompton Devon EX15 3PY	Erection of roof to form covered yard	PERMIT	DEL	28/07/2016
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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 is for the erection of a cover to an existing yard area. The overall design and scale is acceptable given its context. The building is considered to be reasonably necessary for the purposes of agriculture, and will not have an unacceptably adverse impact on local residents, the character of the area, including the AONB, nor will there be an unacceptably adverse impact on the environment or local road network. Overall the proposal is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), and DM2, DM22 and DM29 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

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

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00891/HOUSE	24 Park Road Tiverton Devon EX16 6BA	Erection of two storey rear extension	PERMIT	DEL	26/07/2016

#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The first floor window within the south west (left side as labelled on the approved plans) elevation of the extension hereby approved, shall be obscure glazed and non-opening and retained as such unless otherwise agreed in writing with the Local Planning Authority.

#### Reasons

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

#### Reasons

The application for the erection of a two storey rear extension is considered to be supportable in policy terms. The scale and overall design of the extension is considered to respect the character, scale, setting and design of the existing dwelling. The extension protrudes close to the boundary, however by virtue of the arrangement of properties in the area it is not considered that the extension would significantly impact on the amenity of occupiers of neighbouring properties. There are no concerns with regard to over development of the dwelling curtilage. Overall the proposed development is considered to be in accordance with the following policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

#### Reasons

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

16/00936/CLP	15 Caumont Close Uffculme Cullompton Devon EX15 3XY	Certificate of Lawfulness for the proposed erection of a single single storey rear extension	PERMIT	DEL	28/07/2016
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#### Conditions

- 1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00943/FULL	Land at NGR 282167 113726 (West Middlewick Farm) Nomansland Devon	Erection of an agricultural building	PERMIT	DEL	28/07/2016

#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed In the schedule on the decision notice.
- 3 The roofing materials of the development hereby permitted shall match in material and colour those of the building this building is to be attached to.

#### 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 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2,

#### Reasons

It is considered that the proposed development appears to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape. The living conditions of nearby residential properties would not be harmed. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1) and Policies DM1, DM2, and DM22 of the Mid Devon Local Plan (Development Management Policies) Local Plan Part 3: (Development Management Policies) and government policy as contained 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.

16/00949/TPO	3 Southfield Drive Crediton Devon EX17 2ET	Application to crown lift and remove 4 lower branches overhanging garden from one Oak tree protected by Tree Preservation Order 4/18/99/TP7	PERMIT	DEL	28/07/2016
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#### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 3 The works hereby permitted shall consist solely of the following: a) The leader, where it overhangs neighbour to the south - Prune lowest branch back to main stem of the tree. b) Second branch up to the south prune at the second fork to remove the lowest branch back to the second fork; follow up with a 2m reduction to the lower 3m of crown to leave a natural finish. c) The limb to the north, where it overhangs the garage, significant reduction to the first major fork estimated 4m from the stem.

**Reasons**

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

**Reasons**

The very prominent tree dominates the garden of the property. It is a wonderful mature Turkey Oak which has been built around on all sides. The pruning work suggested is to alleviate the conflict between the tree and the property whilst ensuring that it is retained.

16/00992/FULL	Land at NGR 278789 109033 (East Of Orchard End) Black Dog Devon	Erection of a polytunnel	PERMIT	DEL	28/07/2016
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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 for the erection of a polytunnel at Land at NGR 278789 109033 (East of Orchard End), Black Dog is considered to be supportable in policy terms. The proposed polytunnel will be used to support the Lydcott Nursery business. The proposed polytunnel are of similar scale and design to other examples in the locality. The site is well screened by mature hedges and trees and the proposed polytunnel would not be largely visible from outside of the site. The application raised no transport and/or access issues. On this basis the application scheme is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1); DM1, DM2 and DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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

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