

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01419/FULL	Broadi Park House Cheriton Fitzpaine Credon Devon EX17 4HE	Erection of an agricultural worker's dwelling and garage/store	PERMIT	DEL	03/08/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of 2 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 occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C and E of Part 1 relating to the enlargement of a dwellinghouse or addition or alteration to the roof of a dwellinghouse or the provision of any building or enclosure, swimming or other pool shall be undertaken within the application dwelling curtilage without the Local Planning Authority first granting planning permission.
- 5 The use of the mobile home as a dwelling house currently located on the site shall cease within one calendar month of the date when the dwelling hereby permitted is first occupied, and the mobile home together with any ancillary building used in connection with it shall be demolished and all materials resulting from the demolition shall be removed from, or be recycled on, the site within 3 calendar months of that date.
- 6 The development hereby approved shall be carried out in accordance with the recommendations for wildlife enhancement/biodiversity measure as set out in the report by Brookside Ecology dated 28th July 2015.

Reasons

- 1 To ensure that the accommodation continues to meet with the needs of an essential rural worker in connection with the existing agricultural enterprise where it has been established that there will be a functional need for permanent accommodation on the site.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the erection of new dwellings without special agricultural/occupational justification in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and guidance in National Planning Policy Framework (NPPF).
- 4 To safeguard the visual amenities of the area and to ensure that the dwelling remains of a size commensurate with the needs of the agricultural holding to which it relates, in accordance with Policy DM10 of the Local Plan Part 3 (Development Management Policies) and Guidance within the National Planning Policy Framework.
- 5 The permission is for a replacement dwelling in the open countryside where the erection of new dwellings is strictly controlled. The Local Planning Authority wish to ensure that not more than one dwelling occupies the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and Policy DM12 of Local Plan Part 3 (Development Management Policies).
- 6 To ensure the development does not cause harm to any European Protected Species and to conserve and enhance biodiversity in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Guidance in the National Planning Policy Framework.

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Reasons

The current proposal is acceptable in that the applicant has demonstrated an essential need for a rural worker to live at or near their place of work in the countryside and that there are no existing dwellings available to fulfil that need. The siting, layout, scale and massing of the dwelling is considered to be acceptable and there will not be any unreasonable impacts on the visual or other environmental amenities of the area, highways safety or any neighbouring occupiers. The applicant has provided a unilateral undertaking and a financial undertaking in respect of public open space and the proposal will attract payment of a New Homes Bonus. The applicant has also entered into a legal agreement to the dwelling to the separate land holdings which comprise Broadi Park House as the dwelling has been granted on the basis of meeting an essential need on the holding. The proposal is therefore considered to comply with the requirements of the relevant policies: COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, DM8, DM10 and DM14 of the Local Plan Part 3 (Development Management Policies), policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document, the Supplementary Planning Document on the provision and funding of public open space 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 completing the assessment of the application with 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.

15/01873/FULL	Land at NGR 290825 114058 (Calverleigh Cross to Witleigh Cross) Calverleigh Devon	Change of use from agricultural to mixed (agricultural, dog walking and training) and erection of a building and 4 parking spaces	PERMIT	DEL	01/08/2016
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Conditions

- 1 The development hereby permitted shall be considered to have commenced on the 8th July 2016.
- 2 The development hereby approved shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Within 1 calendar month of the date of this decision notice, the new access to serve the public parking at the north end of the application site shall be provided in accordance with layout and construction details that shall first have been submitted to and approved in writing by the Local Planning Authority.
- 4 Within 1 calendar month of the date of this decision notice, the site access at the north end of the application site that serves the public parking shall be hardened, surfaced and drained, for a distance of no less than 6.0 metres back from its junction with the public highway in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Once provided, the access shall be maintained in accordance with the approved details.
- 5 Within 1 calendar month of the date of this decision notice, provision shall be made within the site for the discharge of surface water so that none drains onto any county highway in accordance with details that shall first have been submitted to an agreed in writing by the Local Planning Authority.
- 6 Members of the public shall only access the site via the new vehicular access (that connects to the parking area) at the north end of the application site.
- 7 Within 1 calendar month of the determination of this application a noise management plan, that details how noise from the use of the land will be managed, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Environmental Health. The noise management plan shall include specific details of proposed hours of use, methods to be incorporated to reduce noise generated through the use of the land and details of specific measures to be incorporated to reduce noise during unsociable hours and at weekends. Once approved the land shall be used, in perpetuity, in accordance with the measures approved within noise management plan.

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- 8 The trees and hedgerow on the northern boundary of the application site shall be permanently retained at a height of no less than 3 m (as measured from the natural ground level within the application site). If the trees or hedgerow should die or become dangerous then they will be replaced, within the next planting season, by replacement hedge plants or trees of the same species and shall be permanently retained and maintained thereafter.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the layout and construction of the access is safe in accordance with National Planning Policy Framework.
- 4 In the interests of highway safety to prevent mud and other debris being carried onto the public highway.
- 5 In the interests of highway safety and to prevent damage to the public highway.
- 6 In the interests of highway safety as the new vehicular access has been designed to be suitable for use by those using the land for dog walking/training. The alternative access points into the site are unsuitable for use by the public.
- 7 To ensure the use of the land for dog walking and/or training does not have a detrimental impact on the residential amenity of the occupiers of nearby residential properties.
- 8 To protect the private amenities of the occupiers of the nearest residential property at Kitterbury Farm.

Reasons

The proposal is for the change of use of two agricultural fields and one woodland to a mixed use to allow for dog walking and training as well as agricultural use. The primary focus for the use of the northern field is for the use of the land for members of the public to be able to pay by the hour to walk their dogs and for the applicant to be able to train dogs. The middle field and woodland will be used for grazing stock and a pony as well as for dog training by the applicant. The change of use requires the provision of a new vehicular access and parking area in the northern part of the site as well as the erection of a field shelter building to house a tractor and mower as well as to provide a shelter for dog walkers. The change of use will not have any unacceptable impacts on the residential amenity of nearby residents and respects the character and appearance of the location. The proposed access is acceptable and the parking provision is in accordance with policy DM8. The dog walking facility will provide a locally needed facility for people to walk their dogs in a secure environment and enable to diversification of a local rural business. The application is therefore considered to be in accordance with policies COR9 and COR18 Mid Devon Core Strategy (LP1) and policies DM2, DM8, DM20, DM24 Local Plan Part 3 (Development Management Policies) and has been recommended for approval.

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
16/00015/MFUL	Multi Storey Car Park Phoenix Lane Tiverton Devon	Erection of an 83 bedroom 'Premier Inn' hotel and integral restaurant with associated access and landscaping, including partial demolition of multi-storey car park	PERCON	COMM	02/08/2016

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 other part of the development hereby approved shall be commenced until access amendments to the multi storey car parking facilities including commercial vehicle loading/unloading area, visibility splays, turning area and access drainage have been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. Once provided these car parking facilities shall be permanently retained and maintained for that purpose at all times.
- 4 Prior to the commencement of the construction of the building hereby approved samples of the materials to be used for all the external surfaces and finishes of the building(s), including the external surface of the undercroft pillars and walls, shall be submitted to and approved in writing by the Local Planning Authority. The approved materials and finishes shall be so used and retained.
- 5 Prior to their installation, working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 6 The external doors, door frames and windows hereby approved shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved doors and windows shall be installed in accordance with the approved details and be so retained.
- 7 A management plan, setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage Systems (SUDS) including pipes, detention areas, and associated flow control devices, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the hotel first coming into use. The SUDS approved shall thereafter be managed and maintained in accordance with the agreed details.
- 8 No development shall be commenced until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Construction Management Plan at all times during the construction phase of the development. The management plan will include the following details: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure; (d) hours during which delivery and construction traffic will travel to and from the site; (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (h) hours during which no construction traffic will be present at the site; (i) the means of enclosure of the site during construction works; and (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k) details of wheel washing facilities and obligations (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work.
- 9 The light source of any floodlighting installed as part of the development shall not be directly visible to drivers of vehicles using the public highway. Details of external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to their first installation.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		Prior to the commencement of development, a planting and planting management plan for the north east boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The planting plan shall include details of any additional planting together with management measures for planting along the north east boundary of the site. Any additional planting specified in the approved plan shall be carried out in the first planting season following the commencement of the development and be retained. Any trees or plants which within a period of five years from the first use 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. Planting and management of planting shall be carried out in accordance with the approved plan.			
11		Prior to the first use or occupation of the hotel and restaurant hereby approved, a flood plan detailing the evacuation procedure from the building during a flood event, shall be submitted to and approved in writing by the Local Planning Authority. The approved flood plan shall be adhered to during a flood event that affects the hotel/restaurant building.			
12		The Travel Plan submitted with the application and hereby approved shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.			
13		The alterations to the multi storey car park to provide new vehicular and pedestrian access and internal re-arrangements shall be carried out in accordance with the construction phasing detailed on drawing 3718.P23.3.			
14		The extent of demolition shall be limited to that shown on the approved drawings and application details. No other demolition shall take place.			
15		All residue materials resulting from the demolition of the application building, and which are not to be recycled on site, shall be removed from the site within one calendar month from the date on which the demolition is completed.			
16		Once begun, demolition shall be continued to its completion in accordance with a timescale which shall first have been submitted to and approved in writing by the Local Planning Authority.			
17		Prior to the first use of the hotel hereby permitted, 4 electric vehicle charging points shall be provided and made available for use in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Once provided the vehicle charging points shall be permanently 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 that adequate facilities are available for the traffic attracted to the site.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the setting and views out of the conservation area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Local Plan Part 3: (Development Management Policies) DM2 and DM27 and the National Planning Policy Framework.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the external appearance of the development and the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27 and the National Planning Policy Framework.
- 6 To ensure detailing appropriate to the development in order to safeguard the external appearance of the hotel and restaurant and the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27 and the National Planning Policy Framework.
- 7 To ensure appropriate measures are taken to manage surface water in accordance with Policies DM2 and DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		To ensure an appropriate access to and from the site for use by heavy goods vehicles, in accordance with Policies COR9 of the Mid Devon Core Strategy (Local Plan Part 1), DM6 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			
9		To ensure that the floodlighting associated with the development does not resulting detriment to the safety of drivers using the public highway in accordance with the National Planning Policy Framework and to safeguard the visual amenities of the area.			
10		To safeguard the amenities of the local area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
11		To ensure the safe access and egress from the development should a flood warning be issued by the Environment Agency in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).			
12		In order to deliver sustainable transport objectives including single occupancy car journeys, and the increased use of public transport, walking and cycling, in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM6 of the Local Plan Part 3 (Development Management Policies).			
13		To ensure the safe and continued use of the multi storey car park during the construction of the development hereby permitted.			
14		To safeguard the character and appearance of the surrounding area in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).			
15		To safeguard the character and appearance of the surrounding area in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).			
16		To safeguard the character and appearance of the surrounding area in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).			
17		In accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies) to ensure provision of electric vehicle infrastructure.			

Reasons

The assessment of the planning application has identified that the visual impact of the development will result in some harm to the visual amenity and appearance of the area surrounding the development including the character, appearance and setting of the conservation area together with its significance. This harm, although considered to be less than substantial harm to the conservation area, is undesirable and the merits of the proposal would be improved if this harm was reduced. In this respect there is some conflict with Policies DM2, DM24 and DM27. However, having considered the economic benefits to Tiverton and Mid Devon as a result of the development (as detailed in the material considerations discussion) it is concluded that the economic benefits outweigh the harm that would be created. In balancing the material considerations that have been taken into account in assessment of the application it is noted that the development is in a sustainable location, it will not increase flood risk to the site or surrounding buildings, surface water run off can be adequately controlled, there are no harmful environmental impacts, there are no ecological impacts, and satisfactory access arrangements can be achieved. As a result it is concluded that the development represents an opportunity for sustainable economic growth and job creation in Mid Devon. Having weighed the impacts of the development against its benefits, it is on balance considered that planning permission should be granted. The proposal is considered to be in accordance with Policies COR1, COR6, COR7, COR9, COR11 and COR13 Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 (part), DM3, DM4, DM6, DM7, DM8, DM17, DM24 (part) and DM27 (part) 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 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
16/00363/FULL	2A Angel Hill Tiverton Devon EX16 6PE	Conversion of existing flat on 1st, 2nd and 3rd floors to form 4 flats	PERCON	DEL	01/08/2016

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 part of the development hereby permitted shall be occupied until the refuse storage and cycle storage facilities shown on drawing 664-P-005 Rev B titled site layout and received by the Local Planning Authority on the 22nd July 2016 have been provided. Thereafter, the approved refuse and cycle storage shall be retained and maintained for such purposes 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 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 vitality. 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. The proposal will result in four small affordable units to help address the identified need in the Tiverton area. Overall, the living conditions of future occupiers of the flats and the shared amenity space, bike and bin storage provided is considered to be acceptable. A contribution has been provided to deliver off site public open space in the locality. On this basis it is considered that the proposal meets the requirements of Mid Devon Core Strategy Policies COR1, COR2, COR3, COR6, COR8, COR9, COR13; Allocations and Infrastructure DPD policies AL/IN/3, and Local Plan Part 3 Development Management Policies DM2, DM8, DM14, DM16 and DM27.

Reasons

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

16/00547/FULL	Okefield House Deep Lane Crediton Devon EX17 2BY	Erection of 3 dwellings	PERCON	DEL	03/08/2016
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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
3		No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0800 and 1800 hours on Monday to Fridays and 0900 and 12noon on Saturdays and there shall be no works on site on Sundays or bank holidays.			
4		No development shall take place until a strategy of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority. This strategy should use sustainable drainage methods if possible or provide justification as to why sustainable methods of drainage are not appropriate. The approved development shall be implemented in accordance with the approved strategy prior to use of the building commencing.			
5		Prior to construction of the dwellings hereby approved, samples and/or details 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.			
6		The proposed new access from Deep Lane shall be completed in accordance with the details as shown on drawing number 00-06 rev 04 and made available for use prior to commencement of any of the dwellings hereby approved.			
7		None of the dwellings hereby approved shall be occupied until plans have been submitted to and approved in writing by the Local Planning Authority confirming the refuse storage, and area/facilities allocated for storing of recyclable materials. The details as shown on the approved plans shall be completed prior to the houses being occupied. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site.			
8		The additional hedge and tree planting shown on drawing number CT_4190_TPP rev 2 shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof), die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size or species. Once provided, the landscaping scheme shall be so retained.			
9		Before and during the construction of each phase of the development hereby approved, the provisions set out in the submitted Arboricultural Impact Assessment and Tree Protection Plan shall be strictly adhered to at all relevant times.			
10		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, of Part 1, relating to extensions, additions and alterations to the roof, porches, outbuildings shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the construction phase of the development does not have an unacceptable impact on the amenity of neighbouring occupiers.
- 4 To ensure that the principles of sustainable drainage are incorporated into the proposal where possible.
- 5 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 The existing access is substandard and unsuitable for construction traffic and therefore the new access is required in order to prevent an unacceptable impact on the local highway network.
- 7 To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials, and in accordance with policy DM2.
- 8 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).

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| 9 | | To ensure the development makes a positive contribution to the character and amenity of the area by protecting the existing trees during development in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies). | | | |
| 10 | | To safeguard the visual amenity of the area and to protect the residential amenity of neighbouring residents in accordance with policy COR2 of the Mid Devon Core Strategy and DM2 of the Local Plan part 3 (Development Management Policies). | | | |

Reasons

The application for the erection of three dwellings within the garden area of Okefield House, and the settlement boundary of Crediton, is considered to be supportable in policy terms. The dwellings are considered to be appropriately scaled and designed and will be in keeping with the general layout and appearance of dwellings in the area. The layout reflects the surrounding layout of the residential area and overall, it is considered that the relationship with the surrounding properties is acceptable and would not result in significant harm to their amenity. The new access will not result in highway safety concerns and although it will change the character of the area, particularly with the loss of boundary screening, it is not considered that the alterations would cause unacceptable harm to the character and amenity of the area given the various access points that have already been formed off Deep Lane. The proposal includes sufficient parking in accordance with policy DM8. Although the proposal would result in the loss of some trees within the site and its boundary, the arboricultural report confirms that these trees are of low value. The applicant as entered into a s106 agreement to secure appropriate mitigation against the need to provide new open space off site (and/or maintenance of existing) and to improve Air Quality with the Crediton AQMA. The proposal is considered to be compliant with the requirement of relevant policies: CO1, COR2, COR9 and COR15 of the Mid Devon Core Strategy, DM1, DM2, DM8, DM14 of the Local Plan part 3 (Development Management Policies), AL/IN/3 and AL/CRE/8 of the AIDPD (Local Plan part) 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.

16/00549/FULL	Land and Buildings at NGR 277081 96434 (Shortacombe Farm) Yeoford Devon	Erection of an agricultural livestock building (832 sq.m.)	PERMIT	COMM	04/08/2016
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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.

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Reasons

The application for the erection of an agricultural livestock building (832sqm) is considered to be supportable in policy terms. It is considered that the building is reasonably necessary to support the modernisation and expansion of the activity on the farm holding and will provide a purpose built, functional building to house the dairy herd. The overall design and siting of the building is considered to be acceptable. Whilst the building is large, it is situated adjacent to the existing farm buildings and it is not considered that it would have a significant impact on the visual amenity of the area. There are no concerns regarding the impact on the environment or the local highway network. On this basis, the proposal 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 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.

16/00564/FULL	Land at NGR 283282 113369 (Menchine Farm) Nomansland Devon	Retention of an agricultural access track	PERCON	COMM	04/08/2016
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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 Within 2 months of the date on this decision notice the visibility splays as shown on the visibility splay plan hereby approved shall be completed in accordance with the details set out on that plan. Within 5 months of the date on this decision notice a schedule of new planting and landscaping to the boundary of the site with the newly formed visibility splays shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented by 3rd December 2016 and all planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.
- 4 Within 3 months of the date of this decision the site access road shall be hardened, surfaced, drained for a distance of not less than 6.0 metres back from its junction with the public highway and in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. The approved details shall be retained as such thereafter.
- 5 In accordance with details that shall previously have been submitted to, and approved by the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway. These details shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details, within 3 months of the date of this decision.
- 6 As part of the completion of the records to satisfy condition 7 pursuant to planning permission ref: 14/00575/MFUL the number of vehicles which enter or leave the site via the access hereby approved shall be recorded separately from those vehicles which enter or leave the site via the access via the B3137. These records shall include the size, type and load details, as well as the vehicles point of origin or destination. These records shall be made available to the local planning authority on request.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		In the interest 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		To prevent mud and other debris being carried onto the public highway.			
5		In the interest of public safety and to prevent damage to the highway.			
6		To ensure that the AD plant approved under LPA ref: 14/00575/MFUL continues to operate in accordance with the approved details which allow an energy output of 500Kw installed capacity.			

Reasons

The application is for the retention of an agricultural access track at Menchine Farm just south of Nomansland Cross. The track utilises an existing farm gate opening and follows a route of approximately 200 metres across agricultural fields terminating at the Menchine Farm AD complex, and is considered to be supportable in planning policy terms. The scope of the proposals will include improved visibility at the junction with the public highway, which will require further remedial landscape works. Overall the visual impact of the proposals (the track and the access) is not considered to be detrimental to the visual amenities or character of the area, and with the improved visibility arrangements the Highway Authority are supportive of the highway safety concerns. The use of the track will be monitored as part of the overall controls regarding the ongoing operation of the AD complex in terms of vehicles arriving and departing. 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), DM1, DM2, DM20 and DM22 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 the following In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00604/ADVERT	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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00608/FULL	Victor House Greenham Business Park Whiteball Devon TA21 0LR	Erection of extension to create additional storage area (Class B2)	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 External materials are to match those of units 9 and 10 in terms of colour texture and material.
- 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.

16/00655/HOUSE	12 Church Street Tiverton Devon EX16 5HX	Extension to existing pitched roof at first floor level	PERMIT	DEL	05/08/2016
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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 proposed development is considered to be acceptable and will not negatively impact on neighbours' privacy, amenity or light level or the character or visual quality, or the setting of the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) Policies DM1, DM2, DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

Reasons

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

16/00656/LBC	12 Church Street Tiverton Devon EX16 5HX	Listed Building Consent for extension to existing pitched roof at first floor level, internal alterations at first and second floor levels to include the installation of a new staircase	PERMIT	DEL	05/08/2016
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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 works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reasons

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

Reasons

The proposed works are considered to cause some less than substantial harm to the listed building (loss of historic fabric), however that harm is outweighed by the benefit of the ground floor shop coming back into use which is its original function - the works are therefore considered acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) Policy DM27 and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00684/LBC	Land and Buildings at NGR 288485 115831 (Middle North Coombe) Templeton Devon	Listed Building Consent for internal and external works to convert 3 holiday lets and workshop to 2 dwellings	PERCON	DEL	04/08/2016

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 materials and finished to be used on the external elevations of the dwellings hereby permitted shall be those approved under planning permission 05/01290/FULL namely; a. Stonework as sample panel as provided 12 November 2009 b. Brazilian natural slate as sample provided on 27 November 2009.
- 4 The windows, venting and pipework shall be installed and retained as such in accordance with the details approved as part of this application.
- 5 The roof lights indicated on the approved plans shall be of conservation design only and flush fitting to the line of the roof and shall be so retained.
- 6 All rainwater goods to be installed on the dwellings hereby permitted shall be cast iron or other metal, the finish to be agreed in writing by the Local Planning Authority before their installation. Once agreed, such rainwater goods shall be so retained.
- 7 All flues to be installed on the dwellings hereby permitted shall be provided with a matt black finish, and retained as such, unless otherwise agreed in writing by the Local Planning Authority.

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 safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The principle of residential development been established on this site. For commercial reasons the applicant believes that two larger properties are more marketable than 3 smaller ones. While the loss of a dwelling at a time of housing demand is lamentable, it is not a reason to refuse the application as, in some regards, it has an even less impact on the listed buildings. The National Planning Policy Framework indicates at paragraph 19 that "Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant (our emphasis) weight should be placed on the need to support economic growth through the planning system." National and local policy supports the conversion of barns to dwellings. No changes are proposed to the footprint or the external appearances of the buildings and therefore the development retains the quality of the originally approved design and does not harm the character and appearance and setting of the listed barns. In these circumstances, the proposed decrease the number of dwellings from 3 to 2 would not result in any adverse impact on the fabric or setting of the listed buildings. Therefore the proposed development complies with policies listed above and the National Planning Policy Framework.

16/00759/FULL	41 Spurway Road Tiverton Devon EX16 4ES	Erection of a detached bungalow incorporating detached garage	PERCON	DEL	01/08/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building, No 41 Spurway Road, Tiverton.
- 4 No development shall begin until an Arboricultural Method Statement and Tree Protection Plan to protect the trees to be retained on the site has been submitted to, and approved in writing by, the Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to before and during construction.
- 5 No other part of the development shall be commenced until the parking and turning areas have been provided in accordance with details shown on the submitted plans. Following their provision these facilities shall be so retained.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D and E of Part 1, relating to extensions, alterations to the roof, outbuildings, pools, oil tanks, porches, means of enclosure, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM14.
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).			
6		To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and turning areas and amenity space are maintained for the proposed dwelling in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Tiverton. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwelling and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. The proposal is therefore in accordance with Policies COR9, COR2, and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) together with Policies DM1, DM2, DM3, DM8, and DM14 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, negotiation and pre-application advice. 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.

16/00777/FULL	Pre-school Willand Primary School Gables Road Willand Cullompton Devon EX15 2QL	Erection of single storey extension	PERMIT	DEL	02/08/2016
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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 proposal is considered to be acceptable in that the extension is subservient to the main building and will be constructed in matching materials. The extension will look towards the village hall and it is not considered to affect the privacy or amenity of any nearby residents. The development is considered to be in accordance with policies DM2 and DM25 of the Mid Devon Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00797/HOUSE	21 South View Close Willand Cullompton Devon EX15 2QP	Erection of two-storey extension	REFUSE	DEL	03/08/2016
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Reasons

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

Reasons

- 1 The proposed extension would, by reason of its location, scale, design and massing, have an unacceptable impact on the amenities of the occupiers of the neighbouring dwelling at 22 South View Close, in terms of its overbearing and overshadowing nature. The proposal is considered to be contrary to policies DM2 and DM13 of the Local Plan 3 Development Management Policies.

16/00815/LBC	1 Church Street Crediton Devon EX17 2AQ	Listed Building Consent for installation of 5 replacement windows, replacement lintels, and erection and re-positioning of replacement gate pillar	PERMIT	DEL	03/08/2016
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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 proposals are works of replacement windows and alteration to the gate pillar will ensure that the house is properly maintained. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Policy DM27 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00816/FULL	69 High Street Halberton Tiverton Devon EX16 7AG	Erection of dwelling	REFUSE	DEL	03/08/2016

Reasons

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

Reasons

- 1 Approval would be contrary to the Planning Authority's statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area. In addition, local and national policy attaches great weight to the conservation of heritage assets and there is a strong presumption against granting permission for development which does not preserve or enhance a Conservation Area. The benefits of the proposal do not outweigh the proposal's adverse lasting impacts on the character and appearance of the Halberton's Conservation Area. This would be contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM27 of the Local Plan Part 3 Development Management Policies and the National Planning Policy Framework.
- 2 In the absence of substantive evidence to the contrary, the Council is not satisfied that sufficient space is available for adequate parking and turning and residential amenity. Therefore, the proposed development could result in additional dangers to all users of the road and/or interfere with the free flow of traffic.
- 3 The Council are not satisfied that the application site can be developed in such a way as to provide reasonable, useable amenity area for a dwelling of this size. This is contrary to paragraph 17 of the NPPF and policies DM2 (e) and DM14 of the Local Plan Part 3 Development Management Policies
- 4 The application proposal does not include a contribution towards the provision of open space. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan (Local Plan Part 2) and Supplementary Planning Document "The provision and funding of open space through Development" (May 2008).

16/00818/FULL	Land at NGR 309279 107981 (Chancery Cottage) Kentisbeare Devon	Construction of an all-weather riding arena	PERCON	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 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.

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.
- 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.

16/00838/FULL	Old School House Ashill Cullompton Devon EX15 3NH	Erection of two-storey extension, detached garage and change of use of agricultural land to domestic garden	PERCON	DEL	02/08/2016
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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 details and a sample of the timber cladding to be used on the extension have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.

Reasons

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

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

3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the property in accordance with DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The application scheme for the erection of a two storey side extension, detached garage and change of use of agricultural land to domestic garden is considered to be acceptable in principle. The proposed development is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in the over-development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with policy DM13 of the Mid Devon 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.

16/00850/FULL	Newport House Newport Street Tiverton Devon EX16 6FJ	Erection of replacement door canopies	PERMIT	DEL	04/08/2016
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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 proposed doors and door canopies are considered to respect the character, scale, setting and design of the existing flats and the surrounding conservation area, and provide safer entranceways to access individual apartments. 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 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
16/00852/FULL	Boggles Bit Marchweeke Farm Witheridge Tiverton Devon EX16 8NY	Retention of change of use to dwelling	PERMIT	DEL	04/08/2016

Conditions

- 1 The date of commencement of this development shall be taken as the 15 June 2016 when the application was registered by the Local Planning Authority.
- 2 For the purpose of retaining an accurate record the development hereby permitted shall be completed and retained in accordance with the approved plans as listed.
- 3 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 the Town and Country Planning (General Permitted Development) Amendment (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E and F of Part 1 of Schedule 2, or Class A of Part 2 of Schedule 2 shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

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 character of the building is retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and policy DM11 of the Local Plan part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. The Council acknowledges that at the present time it is unable to demonstrate a five year supply of deliverable housing land and although this contribution would be very modest, the proposal would contribute an additional housing unit to its supply, with associated social and economic benefits. Bearing in mind that this property has been in some form of residential use for some time, any harm arising from the use of the building as a separate dwellinghouse is not considered to significantly or demonstrably outweigh the benefits of the providing an additional dwelling in an open countryside location, when assessed against the relevant policies in the development plan and NPPF, (and in particular following the requirements of Paragraph 14 of the Framework). The scope of the works already carried out in terms of their overall design and magnitude of changes to the building is considered to satisfactorily address the relevant development policy considerations and an appropriate design response in terms of balancing the character of the building and the need to upgrade it for habitable accommodation. Overall the works to the building as undertaken are considered to respect the character and integrity of the building and the surrounding rural environment, and do not adversely affect the amenities and living conditions of any neighbouring properties. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide a contribution towards public open space. On this basis the proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11, and DM14 of the Local Plan Part 3 (Development Management Policies), Policies COR1, COR2 and COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should be not be granted.

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
16/00853/HOUSE	Beechfield Horn Road Kentisbeare Cullompton Devon EX15 2AX	Erection of cloakroom/utility following removal of existing porch/wc	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.

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.

16/00865/PNCOU	Land at NGR 270064 105299 (Meadow View Farm) East Leigh Devon	Prior notification for the change of use of agricultural building to 2 dwellings under Class Q	PERCON	DEL	02/08/2016
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Conditions

- 1 Prior to first occupation of the proposed residential units, the section of roof which is fixed to the existing building and as shown on the approved plans shall be demolished.
- 2 Prior to first occupation of the proposed residential units, further details of the proposed new fencing arrangement, as shown on approved drawings shall be submitted to and approved in writing by the local authority and subsequently implemented prior to any occupation of the units.

Reasons

- 1 Without the removal of the section of roof the siting and location of the proposed residential unit would be undesirable due to its proximity to adjacent farm yard.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2 Without the completion of this new fencing the siting and location of the proposed residential units would be undesirable due to its relationship and proximity to the adjacent farm yard.					
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.

16/00870/LBC	Laurel Cottage Black Dog Crediton Devon EX17 4QJ	Listed Building Consent to re-thatch south elevation with water reed	REFUSE	DEL	03/08/2016
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Reasons

- 1 The proposed works are considered to be less than substantially harmful to the heritage asset, but that less than substantial harm is nonetheless significant and is not considered to be sufficiently justified or outweighed by any public benefit. The integrity and authenticity of the listed building is eroded by the use of non-traditional materials and this harm is not justified or necessary as alternative materials are available. The proposal is therefore not in accordance with the Mid Devon Local Plan (Part 1) policy COR2, Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be refused permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00872/HOUSE	Bridge House 19 Oakfields Tiverton Devon EX16 6XE	Removal of 2m parapet wall, install dropped kerb to create new vehicle access and construction of new driveway	PERCON	DEL	03/08/2016

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 works shall be carried out in accordance with the submitted Schedule of Works Rev A received by the Local Planning Authority on the 13th of July 2016.
- 4 The reconstructed wall and pier shall be constructed by re using the existing stones and shall be built to match the existing wall in all respects, including the mortar, coursing, pointing, colour and texture, unless agreed otherwise in writing by the Local Planning Authority, and shall be retained and maintained as such thereafter.
- 5 The driveway and parking area shall be hardened, surfaced in a bound material, drained and maintained thereafter; provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.
- 6 Prior to the first use of the driveway hereby permitted, the visibility splays shown on drawing 10000-JS-Z00-00-DWG-1000 REV A received by the Local Planning Authority on the 8th June 2016, shall be provided and retained as such thereafter.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure works are appropriate to the character and appearance of the local heritage asset and the amenity of the surrounding area in accordance with policies DM2 and DM27 of the Local Plan Part 3.
- 4 To ensure works are appropriate to the character and appearance of the local heritage asset and the amenity of the surrounding area in accordance with policies DM2 and DM27 of the Local Plan Part 3.
- 5 To prevent mud and other debris being carried on to the public highway, allowing for the safe operation of the highway and the access for all users, and to ensure surface water is appropriately managed in accordance with policy DM2.
- 6 In the interests of Highway safety in accordance with policy COR9 of Mid Devon Core Strategy (Local Plan part 1) and policy DM8 of Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The proposed removal of 2m parapet wall, installation of a dropped kerb to create new vehicle access and construction of new driveway in terms of its scale and design is considered on balance to be supportable in policy terms. There is considered to be some harm to the registered local heritage asset, however the proposed works will be sympathetic to the bridge; the overall scheme will have some benefits for all future occupiers of the dwelling and will have a minor positive impact in providing additional parking provision to help alleviate anti-social parking, improving highway safety. As such the low level of harm is considered to be outweighed although the LPA would like to emphasise this decision is finely balanced. Overall the proposal is considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR9 and COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13 and DM27 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00879/HOUSE	Nibbs Washfield Tiverton Devon EX16 9QY	Erection of two storey extension	PERMIT	DEL	03/08/2016
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Conditions

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

Reasons

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

Reasons

The proposed two storey replacement extension to the south east elevation of the property in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to sufficiently respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

16/00880/FULL	Land and Buildings at NGR 291990 114565 (Patrona) Calverleigh Devon	Retention of change of use of agricultural land to domestic garden, retaining wall and fence	PERCON	DEL	03/08/2016
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Conditions

- 1 The lawful commencement date of this development is considered to be the 9th June 2016, the date on which 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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Class A of Part 2 of Schedule 2, relating to gates, fences and walls shall be undertaken within the application site, in particular the area relating to the change of use, without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and amenities of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme for the erection of a retaining wall and change of use of agricultural land to garden land is considered to be supportable in policy terms. The proposals are not considered to result in any significant impacts to neighbouring dwellings, an unacceptable impact on the character and appearance of the area, or a significant loss of quality agricultural land. The fence detailed within the block plan at the entrance of the dwelling has been amended in size so that it is permitted development. The proposal is therefore compliant with policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1 and DM2 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

16/00895/FULL	Cheriton Farm Cheriton Bishop Exeter Devon EX6 6HG	Erection of extension to existing livestock building (Revised scheme)	PERMIT	DEL	04/08/2016
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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 for a revised scheme for the erection of extension to an existing agricultural building is considered supportable in policy terms given the identified need for additional space on the holding. The proposed extension will provide further space to house livestock, and the extension will be similar to the existing building in terms of design and appearance. Whilst the proposed agricultural building will be visible from outside the site, it will be viewed within a rural landscape and as an extension to an existing building, and therefore is not considered to have an adverse impact on the local landscape character and visual amenities of the area. It is not considered that the proposal would have an adverse impact on the amenity of occupiers of nearby properties. The application scheme raises 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 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.

16/00898/HOUSE	The Old Forge Town Hill Culmstock Cullompton Devon EX15 3JQ	Conversion of workshop/store room to kitchen/diner, erection of small rear extension to form bathroom and replacement of bay window	PERCON	DEL	05/08/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the use of any above ground materials first being used on site a detailed schedule and specification of all external materials and finishes (including windows and external doors), has been submitted to and approved in writing by the local planning authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and the character and appearance of the conservation area in accordance with Mid Devon Core Strategy Local Plan Part 1 COR2, Adopted Mid Devon Local Plan Part 3 DM2, DM13 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the conversion of workshop/store room to kitchen/diner, erection of small rear extension to form bathroom and replacement of bay window at The Old Forge 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 and the conservation area. 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 DM27 and Government advice in the National Planning Policy Framework.

Reasons

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

16/00900/HOUSE	1 Town Hill Culmstock Cullompton Devon EX15 3JQ	Erection of single storey extension to rear (Revised scheme)	PERMIT	DEL	04/08/2016
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Conditions

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

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 Adopted Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.

Reasons

The proposed erection of single storey extension to the rear of the property by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. On this basis the proposal is considered to sufficiently comply with the following policies; Mid Devon Local Plan part 3 (Development Management Policies) DM13 and DM27 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.

16/00901/HOUSE	19 Aspen Way Tiverton Devon EX16 6UJ	Erection of a conservatory	PERMIT	DEL	04/08/2016
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Conditions

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

Reasons

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

Reasons

The application scheme for the erection of a conservatory is considered to be supportable in policy terms. The proposed conservatory is considered to respect the character, scale, setting and design of the existing dwelling, and would not result in an over development of the dwellings curtilage. Given the scale of the proposal it is not considered that it would result in any significant adverse amenity impacts to the neighbours. The proposed development is considered to be in accordance with the following Policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

16/00902/TPO	Land and Buildings at NGR 296606 112858 (Adjacent 1 Redlands) Blundells Road Tiverton Devon	Application to cut back overhanging branch by 5-6m protected by Tree Preservation Order 83/00002/TPO	PERMIT	DEL	04/08/2016
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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 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Reduce the lowest limb to the north of the tree, where it overhangs the old factory by 3-4m using natural target pruning techniques.

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 pruning work is to address the potential weakness at the base of the branch by reducing the weight of the limb.

16/00904/TPO	7A Butterleigh Drive Tiverton Devon EX16 4PN	Application to crown lift and crown reduce by 1-2 metres 1 Silver Birch tree protected by Tree Preservation Order 95/00011/TPO	PERMIT	DEL	01/08/2016
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown raised by removing the two small lowest branches b) Crown reduced by 1-2 metres overextended branches over the roof of property 7a Butterleigh Drive (west of the canopy).

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[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The tree is in close proximity to the neighbouring property of 7a Butterleigh Drive. The applicant seeks to carry out some pruning to the Birch tree to reduce the conflict between the tree and property. The suggested pruning works are acceptable and will not affect the amenity value of the trees.

16/00907/FULL	Pondground Cottage Holcombe Rogus Devon TA21 0JY	Change of use of land from paddock to equestrian all weather turn out area	PERCON	DEL	04/08/2016
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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 details of a suitable drainage scheme have been submitted to and approved in writing by the Local Planning Authority, such drainage scheme to regulate the outflow into the canal and not cause any undue impacts on the operation of the canal. The approved drainage scheme shall be completed before the arena is first brought into its permitted use and shall thereafter be retained and maintained.
- 4 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme to screen the development within the landscape. All planting, seeding, turfing comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
- 5 No external lighting shall be installed on the site or associated with or used to illuminate any part of the all-weather arena.
- 6 Prior to its use on site details of the material to be used to surface the all-weather area, to include colour, and type of material, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved material shall be used.
- 7 The development hereby permitted shall be used for domestic equestrian use only in connection with the occupation of the dwelling known as Pondground Cottage, , Holcombe Rogus, Devon TA21 0JY and shall not be used, let, sold or otherwise disposed of for commercial equestrian purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the proposed scheme causes no harm to the conservation area and the Canal.
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2 and DM27.
- 5 To satisfactorily protect the character and appearance of the conservation area. To comply with Policy DM27 Of the Local Plan Part 3 (Development Management Policies).
- 6 To satisfactorily protect the character and appearance of the conservation area. To comply with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 7 The potential effects on highway safety and the amenities of neighbouring residents have been assessed only on the basis of domestic use, in accordance with Policies DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The current proposal is acceptable in that private equestrian development in this location is considered to be appropriate and not to harm the visual amenities of the rural area or the Grand Western Canal conservation area, or the amenities of neighbouring residents. It is not considered that the development would have an unacceptable impact on neighbouring occupants. 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 DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

16/00911/HOUSE	Queen Anne House 5D Fore Street Silverton Exeter EX5 4HP	Erection of rear extension with roof garden	PERCON	DEL	05/08/2016
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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 take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the 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 ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.'

Reasons

The proposed rear extension in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR17, Local Plan part 3 (Development Management Policies) DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00915/HOUSE	3 High Bullen Silverton Exeter Devon EX5 4RG	Erection of a porch extension	PERMIT	DEL	04/08/2016
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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 porch extension at 3 High Bullen, Silverton is considered to be supportable in policy terms. The overall scale and design of the application scheme is considered to be acceptable taking into account the character, scale, setting and design of the existing house. Furthermore it is not considered that the application scheme would result in any material adverse impacts to the living conditions of occupants of neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; DM13 of the Mid Devon 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.

16/00920/FULL	Morebath Cricket Club Morebath Devon	Installation of 10 replacement timber windows and 4 replacement timber doors with uPVC	PERMIT	COMM	04/08/2016
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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 proposed replacement windows and doors are considered to be an acceptable design and will not compromise the functions of the existing community facility in accordance with the policy requirements of COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), and DM2 and DM25 of the Local Plan Part 3 (Development Management Policies). The proposal is considered to be in accordance with relevant planning policies and has been recommended for approval.

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.

16/00923/LBC	11 Fore Street Bradninch Exeter Devon EX5 4NN	Listed Building Consent for the replacement of 4 rear windows with wooden casement windows	PERMIT	DEL	01/08/2016
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Conditions

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

Reasons

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00926/ADVERT	Tiverton Dental Centre 62 Bampton Street Tiverton Devon EX16 6AH	Advertisement Consent to display 1 externally illuminated fascia sign	REFUSE	DEL	04/08/2016

Reasons

- 1 The proposed externally illuminated fascia sign at Tiverton Dental Centre, 62 Bampton Street is considered to be inappropriate in design and scale, causing harm to the visual amenity of the area. The sign is considered to cause harm to the appearance, character and special interest of the listed building and the conservation area within which the building is sited. Consequently, the proposed advertisement is contrary to Paragraph 67 of the National Planning Policy Framework and Policy DM27 of the Local Plan Part 3 (Development Management Policies).

16/00930/HOUSE	31 Lime Tree Mead Tiverton Devon EX16 4PX	Erection of first floor extension and alterations to front garden and drive	PERMIT	DEL	05/08/2016
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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 first floor extension and alterations to front garden and drive at 31 Lime Tree Mead, Tiverton is considered to be supportable in policy terms. The overall scale and design of the application scheme is considered to be acceptable taking into account the character, scale, setting and design of the existing house. Furthermore it is not considered that the application scheme would result in any material adverse impacts to the living conditions of occupants of neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Local Plan part 3 (Development Management Policies) DM8 and DM13 and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00953/PNHH	4 Follett Road Tiverton Devon EX16 4EX	Prior Notification for the erection of an extension, extending 4.3m to the rear, maximum height of 4m, eaves height of 2.5m	PDA	DEL	03/08/2016

Reasons

- 1 The proposed single storey extension at 4 Follett Road, Tiverton meets with the requirements of Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

16/00963/CLP	25 Court Orchard Newton St Cyres Exeter Devon EX5 5BJ	Certificate of lawfulness for the proposed erection of a conservatory	PERMIT	DEL	01/08/2016
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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.