

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00655/HOUSE	12 Church Street Tiverton Devon EX16 5HX	Extension to existing pitched roof at first floor level	PERMIT	DEL	05/08/2016

## 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.

## 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.

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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.

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

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 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.

<b>16/00680/HOUSE</b>	Bluebell Cottage 3 Hillcrest Willand Old Village Willand Cullompton Devon EX15 2RP	Erection of single storey side and rear extension	REFUSE	DEL	08/08/2016
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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 a site visit on 29th June 2016. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

**Reasons**

- 1 The proposed ground floor extension, by reason of its scale, massing, size, flat roof design and relationship with the existing dwelling and adjacent dwellings, is considered to detract from the traditional character and appearance of the existing dwelling and the terrace. The proposal is therefore contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

<b>16/00770/PNCOU</b>	Land and Buildings at NGR 285994 122522 (West Barn, Lower Swineham Farm) Oakford Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	12/08/2016
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**Reasons**

- 1 The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

<b>16/00840/FULL</b>	Land at NGR 301860 104609 (Westcott) Westcott Cullompton	Erection of an agricultural storage building and formation of pond	PERMIT	DEL	08/08/2016
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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.

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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The existing structure as shown on the approved plan is to be fully removed from site prior to the commencement of works to provide the new building the subject of this application.
- 4 Notwithstanding the construction details set out in the approved plan "Land at Westcott 001 RevB" no concrete floor is to be installed or pre-cast concrete walls or block walls are to be provided. Flooring shall be of a porous material only. In addition the timber boarding will remain a natural colour. Such approved details are to be implemented and so retained on the building.
- 5 The building hereby approved, shall be used only for agricultural purposes associated with the land. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.

**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 removal of the existing structures as per the proposal and to safeguard the Area of Outstanding Natural Beauty in accordance with Policy DM29 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure appropriate materials are used to mitigate against the possible flooding of the area and to reduce the impact on the surrounding location. in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan 1).
- 5 In the interests of the visual amenities of the area and Area of Outstanding Natural Beauty, and to minimise development in the flood zone to that required for agriculture, should the building no longer be required for agricultural purposes, in accordance with policies COR2 and COR11 of the Mid Devon Core Strategy (Local Plan 1) and DM2, DM22 and DM29 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed agricultural building by virtue of its scale, design and location is not considered to materially harm the privacy or amenity of the occupiers of another dwelling and is compatible subject to the mitigation measures of no solid floor and the removal of the other structure. The proposal is sufficiently located and screened by the existing hedging and topography and would provide appropriate agricultural use to the land. As such the proposal is considered to comply with policies COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM22 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 discussions and dealing with the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>16/00841/FULL</b>	Mill View Clayhidon Cullompton Devon EX15 3PN	Erection of an agricultural building following demolition of 2 existing agricultural buildings	PERCON	DEL	09/08/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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 existing structures anotated on approved plan PL/BLOCKPLAN/01 are to be fully removed from site on the commencement of works to provide the new building the subject of this application.			
4		Prior to their use details are to be provided of the colour (RAL/BS Number) of the profile sheeting. In addition, the Yorkshire boarding will remain un-treated and a natural colour, details of the boards are to be supplied. Such approved details are to be implemented and so retained on the building.			
5		The building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.			

#### 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 removal of the existing structures as per the proposal and to safeguard the AONB in accordance with DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure appropriate materials and colour are provided for the building within the AONB in accordance with DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 In the interests of the visual amenities of the area and AONB should the building no longer be required for agricultural purposes, in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 DM22 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed agricultural building by virtue of its scale, design and location is not considered to materially harm the privacy or amenity of the occupiers of another dwelling and is compatible with the surrounding AONB area in terms of its agricultural use. The proposal is sufficiently located and screened by the existing hedging and topography and would provide appropriate agricultural use to the holding. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM22 and DM29 of Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and 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
16/00860/FULL	Uffculme School Chapel Hill Uffculme Cullompton Devon EX15 3AG	Erection of a 400 seat performance theatre and extension to existing catering hall after demolition of part of existing theatre and associated highway and access alterations (Revised Scheme)	PERCON	DEL	08/08/2016

#### 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 development shall be carried out in accordance with the recommendations contained in the submitted report by Advanced Arboriculture dated 8th October 2014.
- 4 Before their use on the building hereby permitted, details/samples of the materials to be used on the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used and shall be so retained.
- 5 The development hereby permitted shall not be brought into its intended use until the works to widen the highway indicated on drawing number 1179/002 have been completed in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, such carriageway works shall be thereafter retained and maintained.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To protect the visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 5 In the interests providing safe access into the site in accordance to policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

The current proposal is acceptable in that the current facilities are inadequate and the new building is designed to assist with current and future curriculum aspirations. The building has a contemporary appearance with high quality materials and therefore the visual impact is considered acceptable when balanced against the need and the localised visual impact. Road widening works will be conditioned and will improve highway safety at the entrance and there will be no loss of parking spaces over the current situation. 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), DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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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 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.

16/00881/FULL	Flat 2 16 Park Street Tiverton Devon EX16 6AW	Replacement of 4 timber sash windows with PVCu tilt sash windows	PERMIT	DEL	12/08/2016
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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 deemed to be supportable in policy terms and is considered to respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in any significantly adverse amenity impacts on the neighbouring properties. The development is considered to be in accordance with the following policies: COR13 of the Mid Devon Core Strategy (Local Plan 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.

16/00884/FULL	Land at NGR 300589 107384 (Rear of 1 Heathaller Cottages) Knowle Cullompton Devon	Change of use of agricultural land to form vehicular access to dwelling	PERMIT	DEL	08/08/2016
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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.

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**Reasons**

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

**Reasons**

The application for the change of use of agricultural land to form vehicular access to dwelling is considered to be acceptable. The scope of the proposal is to change a 3.5m wide strip of agricultural land to create an access drive with parking and turning within the existing properties residential curtilage. The Highway Authority is satisfied with the proposal. Overall the scheme is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM8 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.

<b>16/00889/HOUSE</b>	Drews Farm Ashill Cullompton Devon EX15 3NJ	Alterations to raise height of chimney	PERMIT	DEL	08/08/2016
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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 reason for the proposal is to accord with Building Regulations for fire safety reasons that cannot be compromised. The proposal will not harm the character or setting of the listed building and/or the overall appearance of the building. On this basis the application scheme is considered acceptable and to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00890/LBC	Drews Farm Ashill Cullompton Devon EX15 3NJ	Listed Building Consent for alterations to raise height of chimney	PERMIT	DEL	08/08/2016

#### Conditions

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

#### 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 reason for the proposal is to accord with Building Regulations for fire safety reasons that cannot be compromised. The proposal will not harm the character or setting of the listed building and the application scheme is considered to be in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

16/00893/LBC	Brambles 25 Hookway Crediton Devon EX17 3PU	Listed Building Consent for the removal of existing porch and replacement with enclosed porch	PERCON	DEL	08/08/2016
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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.
- 3 No development shall begin until working details of the new door and windows including sections, mouldings and profiles, finishes and glazing have been submitted to and approved in writing by the Local Planning Authority. Installation of the door and windows shall be in accordance with these approved details and be so retained.
- 4 No development shall begin until samples of the materials to be used for all the external surfaces of the building(s) 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 Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the conservation of the character and setting of the listed building.



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4 In the interests of the conservation of the character and setting of the listed building.

**Reasons**

The proposal is to demolish the front porch and to replace it with a new enclosed porch. The existing porch is in poor condition and is not of good design. The new porch will be of traditional design and materials. The proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

<b>16/00898/HOUSE</b>	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.

**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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

#### 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.

#### 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.

16/00914/HOUSE	Larkhill Washfield Tiverton Devon EX16 9QZ	Erection of a conservatory on front of property	PERMIT	DEL	08/08/2016
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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.

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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 single storey conservatory extension to the front 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 and DM13 and Government advice in the National Planning Policy Framework.

**Reasons**

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

<b>16/00930/HOUSE</b>	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.

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**Reasons**

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

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16/00937/HOUSE	5 Upcott Mead Road Tiverton Devon EX16 5AY	Erection of garden workshop	PERMIT	DEL	08/08/2016
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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 approved building shall only be used for a purpose incidental to the enjoyment of the existing dwellinghouse (5 Upcott Mead Road).

**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 providing development in appropriate locations, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy COR13 of the Mid Devon Core Strategy (Local Plan Part 1).

**Reasons**

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

**Reasons**

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

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00941/HOUSE	59 Boobery Sampford Peverell Tiverton Devon EX16 7BS	Erection of two-storey side extension, front porch and formation of access and hardstanding for the parking of vehicles (Revised scheme)	PERMIT	DEL	08/08/2016

#### 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.

#### 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 extension, front porch and formation of access and hardstanding for the parking of vehicles at 59 Boobery, Sampford Peverell is considered to be acceptable in terms of its scale, design and position on the side elevation of the property. The side extension and porch 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 properties. Overall the proposal is considered to comply with the Policy 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.

16/00942/FULL	Land and Building at NGR 280132 112090 (Woodford) Witheridge Devon	Erection of an agricultural building	PERMIT	DEL	08/08/2016
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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.

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

**Reasons**

The application for the erection of an agricultural building is considered to be supportable in policy terms. The building is required to provide additional storage space for machinery, fodder and livestock and is considered to be reasonably necessary to support the farming needs on the holding. The building will be clearly visible outside the site, particularly from the highway to the south, however the building will clearly appear as an agricultural style building and will be viewed in association with the existing farm yard complex. It is considered that the proposed building is sited sufficient distance from neighbouring properties such that it would not cause significant harm to the amenity of occupiers of neighbouring properties. The proposal would not have an unacceptable impact on the environment or the local road network. 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 discussions with the applicant 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.

16/00952/FULL	Land and Buildings at NGR 304049 117364 (Butteridge Farm) Westleigh Sampford Peverell	Erection of cover over existing dung store	PERMIT	DEL	10/08/2016
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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 dung store cover is considered acceptable. The proposed development will operate with existing agricultural buildings of a similar siting, layout and scale on the site. The development is not considered to have an adverse impact on the environment, local community or local road network. Given this assessment the application is considered to comply with Policy DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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

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

16/00961/HOUSE	62 Canal Hill Tiverton Devon EX16 4JQ	Erection of extension and alterations including dormers for loft conversion	PERMIT	DEL	08/08/2016
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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 extension and alterations including dormers for loft conversion at 62 Canal Hill, 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; 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.

16/00962/HOUSE	Nut Tree Barn Uffculme Cullompton Devon EX15 3DR	Erection of a greenhouse	PERMIT	DEL	08/08/2016
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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 application scheme for the erection of greenhouse in the front garden area of this domestic property is considered to be supportable in principle. The scale, design and material palette of the structure is considered to be acceptable and would not harm the character and appearance of the area. Given the siting of the building in relation to nearby properties, it is not considered that there would be any significant adverse impacts on the amenity of neighbouring properties as a result of the proposed structures. On this basis 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 manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00976/FULL	Old Mole Depot South View Road Willand Cullompton Devon EX15 2RU	Retention of 2.4m high galvanised palisade fence and gates on north boundary and 2m high galvanised palisade fences on east and west boundaries; and re-location of 3m high racking from north to west boundary	PERMIT	DEL	08/08/2016
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**Conditions**

- 1 The date of commencement of this development shall be considered to be 21st June 2016, the date the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The 3 metre high racking indicated on the approved plans shall be relocated to the position on the western boundary as shown on the approved plans within 3 months of the date of this decision notice.

**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 protect the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).



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

The current proposal is acceptable and in keeping with the industrial character of the surrounding area. In addition, the proposal is not considered to have an unacceptably adverse effect on the privacy and amenity of neighbouring properties and uses. The proposal is considered to comply with the requirements of relevant Policies: COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

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

<b>16/00977/PNCOU</b>	First Floor and Second Floor 12 Fore Street Tiverton Devon EX16 6LH	Prior Notification for Change of Use of Offices to 1 Dwelling Under Class O	PDA	DEL	08/08/2016
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**Reasons**

- 1 The proposed change of use of the building into 1 dwelling (C3) as shown on the submitted Site Location Plan, validated on 4th July 2016 amounts to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

<b>16/00978/HOUSE</b>	4 Victoria Close Willand Cullompton Devon EX15 2PD	Erection of a garage	PERMIT	DEL	08/08/2016
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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 garage at 4 Victoria Close, Willand is considered to be acceptable in principle. The scale and design of the garage is considered to respect the character, scale, setting and design of the existing dwelling. Overall it is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties. The proposal are considered to be in accordance with the following Policies: COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) 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.

16/00983/TPO	Land at NGR 284218 100950 Creedy Manor Crediton Devon	Application to reduce 1 Oak tree (reduce crown over highway by 3 - 3.5 m & reduce overall canopy by 3 - 3.5m) protected by Tree Preservation Order 10/00005/TPO	PERMIT	DEL	09/08/2016
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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 reduction of up to 3m of Holm Pak as shown on plan, pruned in accordance with guidance in BS3998 2010 Tree Work: Recommendations

**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.

**Reasons**

A crown reduction of up to 3m is acceptable to reduce the risk of failure from the weak stem union at the base of the tree, as suggested by Devon County Council Highways Inspector.

16/00997/HOUSE	53 Chapel Street Tiverton Devon EX16 6BT	Erection of a rear balcony	PERMIT	DEL	08/08/2016
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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**

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

**Reasons**

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

<b>16/00999/ADVERT</b>	Morrisons Store & Filling Station Mountbatten Road Tiverton Devon EX16 6RZ	Advertisement Consent to display 8 internally illuminated and 7 non-illuminated signs (1 totem, 1 motif and 13 various fascia signs)	PERMIT	DEL	08/08/2016
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**Conditions**

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

**Reasons**

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

**Reasons**

In accordance with the guidance in the National Planning Policy Framework Paragraph 67, the Council is justified in requiring a higher quality of advertisement for this location. The proposed illuminated signs would be acceptable in terms of its design and impact on the locality and so would accord with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and the Local Plan Part 3 (Development Management Policies) DM2 and DM7. The proposal would be acceptable in terms of road safety.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01000/LBC	Court Grove Brook Street Bampton Tiverton Devon EX16 9LU	Listed Building Consent for the conversion of existing Cider Barn to a kitchen with internal and external alterations	PERMIT	DEL	08/08/2016

#### Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The slates to be used on the barn conversion shall be 'Del Carmen' on the east elevation and reused natural slates from the existing roof on the west elevation. Rainwater goods shall be 'Brett Martin' style and finished in black.

#### Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure materials appropriate to the appearance, setting and special interest of the listed building in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

#### Reasons

The proposed works are considered to be acceptable and will not lead to harm to the listed building. The design of the scheme is in keeping with both the cider barn and also the greater setting of the listed building. The proposal is therefore in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

16/01029/FULL	Land at NGR 297000 113049 (Blundells School) Blundells Road Tiverton Devon	Erection of school shop building, retention and relocation of 3 recycling containers, and alterations to layout of adjacent car park	PERMIT	DEL	10/08/2016
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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 current proposal is acceptable in that the site is well screened and the siting of the new building is not considered to have a material impact on the character and appearance of the conservation area, or Blundell's School. The proposal is sited entirely within the school grounds and will have no impact on any neighbouring residents. As such, the proposed is considered to comply with the relevant policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan 1), DM2 and DM27 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.

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