

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00606/TPO	1 The Gables Willand Cullompton Devon EX15 2FE	Application to reduce crown by 1-2m of 2 English Oak trees protected by Tree Preservation Order No. 08/00004/TPO	REFUSE	DEL	26/08/2016

## Reasons

- 1 At this time a crown reduction of 1-2 metres to either of the Oak trees within the garden of 1 The Gables is not arboriculturally justified and will be of no benefit to the trees.

16/00610/FULL	Land and Buildings at NGR 296128 123030 (Knowle) Bampton Devon	Conversion of redundant building to dwelling, formation of vehicular and pedestrian access and part re-alignment of existing track (Revised scheme)	PERCON	DEL	31/08/2016
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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 additional hard landscaping works relating to the vehicular access in the areas shown on the approved plan "design layout" shall begin until details/samples of the surfacing materials to be used have been submitted to and approved in writing by the local planning authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained thereafter.
- 4 Prior to their first use on the building details/samples of the materials to be used for all the external surfaces including walls, roof materials, rainwater goods, and section and profiles of all openings shall first have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be so used and retained thereafter.
- 5 Prior to the first occupation of the building a landscaping scheme shall have been submitted to, and approved in writing by the Local Planning Authority, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling 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.
- 6 Prior to the first occupation of the dwelling hereby approved the development shall comply with the requirements of condition 5 of planning permission 14/01434/full, consisting of a reduction in the width of the existing access to 2 metres by providing 2 metres of Hawthorn hedgerow, as specified in approved plan 2456/1/A.
- 7 Before the development hereby permitted is first brought into use, the parking and turning areas shall be provided and surfaced to avoid surface water discharge onto the highway. Following their provision these details shall be so retained.
- 8 All telephone, electricity and mains gas services to the building shall be placed underground.

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9 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 and F of Part 1, or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil or liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure an appropriate access is in place to serve the dwelling in accordance with DM2 and DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with policies COR2 of the Core Strategy 2007, DM2 and DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To ensure that the development makes a positive contribution to the local character and amenity of the immediate area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To prevent future use of the previous dangerous access which is deemed to be unsafe for vehicle movements generated by the conversion, to ensure highways safety.
- 7 To ensure a suitable access is in place in accordance with policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 8 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, and DM11.
- 9 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. Therefore in policy terms the conversion of the barn into a dwelling is considered acceptable in principle, as shown by the significant planning history on the building. This current application proposal has been designed in a positive manner, and the scope of the proposals in terms of the overall design and magnitude of changes to the building is considered to satisfactorily address the relevant development policy considerations, taking into account the substantial permitted development rights. The overall design, massing and appearance of the building now proposed is considered to be an appropriate design response in terms of balancing the character of the building and the need to upgrade it for habitable accommodation. Overall the works to the building are considered to respect the character and integrity of the building and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area. 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 DM1, DM2, DM8, DM11, and DM14 of the Local Plan part 3, COR1, COR2 and COR9 of the Mid Devon Core Strategy (2007) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should be not be granted in accordance to the development plan.

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**Reasons**

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

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16/00867/HOUSE	80 Higher Cotteylands Tiverton Devon EX16 5BN	Erection of two storey extension to rear and porch to front	PERMIT	DEL	30/08/2016
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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 two storey extension to rear and porch to front 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 policies DM2, DM8 and 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 negotiation with the agent regarding scale and design - revised plans submitted. 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
16/00925/FULL	Land and Buildings at NGR 273422 95535 (Barton Farm) Hittisleigh Devon	Change of use of building from wedding venue (Class D1/D2) to holiday let (Class C) with associated alterations (part retrospective); change of use of agricultural hardstanding to car park for use in association with wedding venue (Class D1/D2) and chang	PERCON	DEL	01/09/2016

### Conditions

- 1 The development hereby permitted shall have an implementation date of 13th June 2016 when the application was validated.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 (i) the approved holiday let unit shall be occupied as ancillary accommodation to support the approved wedding/leisure venue on the site, and/or as holiday accommodation only. (ii) The unit holiday let shall not be occupied as a person's sole or main place of residence. (iii) The owner/occupiers shall maintain an up-to-date register of the names of all occupiers of the holiday let unit approved, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 Within 3 months of the date of this planning permission the following details shall have been submitted to, and been approved in writing by, the Local Planning Authority, including a plan indicating the height, position, design, materials and type of boundary treatment to be erected to the north of the camping field and car park and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 5 The camping field hereby approved shall be limited to use by 15 persons at any one time.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside the defined settlement limits and in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 To safeguard the character and amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 In accordance with the application details and in order to manage the impact of the proposed use.

### Reasons

The proposed camping area, area for car parking and continuation of the use of the barn building for accommodation to support the use of the site as wedding/conference venue, including the scope of works that have been/are to be completed are considered to be supportable in policy terms, and acceptable in design terms and in terms of how the setting of the listed building is affected. It is not considered that the proposals would have an impact on the amenity of any nearby properties. On this basis the proposal is considered to be acceptable in accordance with the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8, DM24 and DM27.

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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 completion of the application with a positive recommendation. 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>16/00927/LBC</b>	Land and Buildings at NGR 273422 95535 (Barton Farm) Hittisleigh Devon	Listed Building Consent for the change of use of building from wedding venue (Class D1/D2) to holiday let (Class C) with associated alterations (part retrospective)	PERMIT	DEL	01/09/2016
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**Conditions**

- 1 The works hereby permitted shall have a implementation date of 13th June 2016 the date the application was validated.
- 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 current application proposal has been designed in a positive manner, and the scope of the proposals in terms of overall design and magnitude of changes to the barn are considered satisfactory and the Local Planning Authority is satisfied that the proposed external and internal alterations have not harmed the character, appearance of the curtilage listed building, resulted in the loss of any historic building fabric and/or affected the setting of the principal listed building on the holding and for others in the locality. Overall the proposal is considered to be in accordance with the following policies: DM27 of Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

<b>16/00939/HOUSE</b>	Timewell House Morebath Tiverton Devon EX16 9BY	Erection of a pool pavilion building with associated steps and surrounding walls and greenhouse	PERMIT	DEL	26/08/2016
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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 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 development is considered to be acceptable and justified and does not harm the setting of the listed building nor have adverse impacts on occupiers of neighbouring properties or long term impacts on the character and appearance of the surrounding area. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM2, DM13 and DM27 and COR18 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 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.

16/00948/FULL	Verbeer Manor Willand Cullompton Devon EX15 2PE	Retention of mixed use building to house the site biomass system, staff office and rest room facilities	PERCON	DEL	26/08/2016
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**Conditions**

- 1 The date of commencement of this development shall be taken as the 5th July 2016 when 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 Within 3 months from the date of this approval the exterior timber cladding is to be stained/painted to a dark finish details of which are to be provided and approved in writing prior to that stain/colour is applied. Such approved stain/colour shall be so retained.
- 4 The areas indicated as Staff Rest room, office and non-allocated on the approved floor plan(s) shall be permanently retained for uses in connection with, and ancillary to the business and shall not be used for additional residential accommodation (C3) or be let, sold or otherwise occupied independently.
- 5 The mobile unit presently being used for staff facilities located to the front of the building shall cease to be used and removed from the site within 3 months from the date the staff facilities are available for use within the application building.

**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 building will not adversely impact on the listed building and recede into the background.

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4 To ensure the facilities provided are used for their intended use as granted under this permission.

5 As the proposal is to provide facilities for staff at the site and the boiler, the existing mobile unit will no long be required and can be removed to reduce the adverse impact the unit has on the listed building.

**Reasons**

The proposed retention of the mixed use building to house the site biomass system, staff office and rest room by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. The proposed development affects a Listed Building. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. As such the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM24 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

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

<b>16/00951/HOUSE</b>	Old Croyle House Kentisbeare Cullompton Devon EX15 2AP	Erection of an Orangery following demolition of existing conservatory	PERMIT	DEL	26/08/2016
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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 including windows and doors of the development hereby permitted shall match in colour, style, and texture those of the existing building.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 Reason To ensure a satisfactory appearance to the development in the interests of the visual amenities of the property and area and to comply with policies DM2, DM13 and DM27 of the Local Plan Part 3

**Reasons**

The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies, COR2, DM2, DM13 and DM27.

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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 the pre application discussion 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.

<b>16/00957/HOUSE</b>	11A Colebrooke Lane Cullompton Devon EX15 1PB	Erection of single storey rear extension	PERMIT	DEL	26/08/2016
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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 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 proposed extension 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, COR14, 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>16/00989/LBC</b>	Fairfield Cottage Colebrooke Lane Cullompton Devon EX15 1PD	Listed Building Consent for internal and external alterations	PERCON	DEL	26/08/2016
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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.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		Prior to removal of the sliding sash window from the lounge, there shall be submitted to and approved in writing by the Local Planning Authority, details of the proposed new door and frame together with a detailed specifications of the works. The approved door shall be installed in accordance with the approved details and thereafter retained.			
4		The window referred to in condition 3 above shall be set aside for reuse at the property. Prior to its installation in the proposed first floor shower room a detailed specification of the works shall be submitted to and approved in writing by the Local Planning Authority. The window shall be installed in accordance with the approved specification and so retained.			
5		Prior to creation of the ensuite there shall be submitted to and approved by the Local Planning Authority details of the works including the relocation of the door and frame from the bedroom 3 to bedroom 1, all new pipework and ventilation. The works shall be carried out in accordance with the approved details.			
6		Prior to the installation of the proposed woodburner there shall be submitted to and approved in writing by the Local Planning Authority details of the woodburner, any related flue liner and flue terminal and a sample of the stone to be used as the hearth. These works shall be carried out in accordance with the approved details.			
7		Prior to creation of the boiler room and installation of the boiler there shall be submitted to and approved by the Local Planning Authority detailed drawings showing the location and appearance of the proposed new boiler flue and cowl together with working details of the proposed new window including glazing bar profiles to a recognised metric scale.			

#### Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the design and materials are appropriate to the development in order to safeguard the significance, character and appearance of the listed building in accordance with Local Plan Policy DM 27.
- 4 To ensure the design and materials are appropriate to the development in order to safeguard the significance, character and appearance of the listed building in accordance with Local Plan Policy DM 27.
- 5 To ensure the design and materials are appropriate to the development in order to safeguard the significance, character and appearance of the listed building in accordance with Local Plan Policy DM 27.
- 6 To ensure the design and materials are appropriate to the development in order to safeguard the significance, character and appearance of the listed building in accordance with Local Plan Policy DM 27.
- 7 To ensure the design and materials are appropriate to the development in order to safeguard the significance, character and appearance of the listed building in accordance with Local Plan Policy DM 27.

#### Reasons

The proposed works are considered to be acceptable subject to the submission of more detailed drawings/specifications being submitted and approved prior to the particular element of the work being implemented. The works will result in the property being sympathetically repaired and upgraded allowing it to be brought back into use. Therefore, the proposal is in accordance with Local Plan Policy DM27 and paragraphs 132 and 134 of the National Planning Policy Framework.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00990/FULL	Land at NGR 303888 119718 Hurds Farm Hockworthy Devon	Change of use from agricultural land to outdoor manege with associated access for leisure use	PERMIT	DEL	26/08/2016

#### 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 external lighting shall be installed on the site or associated with or used to illuminate any part of the all-weather arena.
- 4 The development hereby permitted shall be used for domestic equestrian use only in connection with the occupation of the dwelling known as Hurds Farm Hockworthy TA21 0NW 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 satisfactorily protect the character and appearance of the area to comply with Policy DM2 Of the Local Plan Part 3
- 4 Reason: 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 LP3 DMP.

#### Reasons

The current proposal is acceptable in that private equestrian development in this location is considered to be appropriate and not to harm the visual amenities of the rural area, or the amenities of neighbouring residents. It is not considered that the development would have an unacceptable impact on neighbouring occupants or surrounding countryside. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (LP1) and DM2 and DM23 of the LP3 DMP.

#### 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
16/01004/FULL	Unit 3 Westward Business Centre Mill Street Crediton Devon EX17 1HB	Change of use from Class B8 (industrial unit) to Class D2 (Assembly and Leisure), and alterations to North elevation to enable disabled access	PERMIT	DEL	02/09/2016

#### 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 means of access to Unit 3 as hereby approved shall be provided in accordance with the details as shown on the proposed elevation loading area drawing: submitted with the application.

#### 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 provide a safe and acceptable means of access into the building.

#### Reasons

Following on from the terms of planning approval 16/00248/FULL, this planning application scheme for the change of use of an additional area of the industrial unit from the existing industrial unit (Class B8) to Assembly and Leisure (Class D2) is supportable in policy terms. Additional parking has already been provided on site, and the means of access to the unit is proposed in conjunction with the scheme that has already been approved. The scope of external alterations to the affected part of the building are minimal and are considered acceptable. In summary the Local Planning Authority is satisfied that the proposed scheme will not result in any harmful impacts on the highway safety or the amenity of occupiers of nearby properties. Overall the proposal is considered to be acceptable in accordance with Policy COR9 and COR15 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, DM8 and DM21 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 the completion of the assessment to a positive outcome. 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.

16/01016/HOUSE	25 Old Road Tiverton Devon EX16 4HJ	Erection of two storey extension and balcony	PERMIT	DEL	30/08/2016
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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
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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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 4 The first floor balcony hereby approved as part of this development shall not be used until a 1.7m high obscure glazed/solid screen to the western side of the proposed first floor balcony has been provided in accordance with the approved details, once provided the obscure glazed screen shall be permanently 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 ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM13.
- 4 To safeguard the amenity of nearby residential properties in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies, COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of Mid Devon Local Plan (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>16/01030/HOUSE</b>	Oxclose Station Road Yeoford Crediton Devon EX17 5HE	Erection of replacement garage/workshop with games room above	PERMIT	DEL	31/08/2016
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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 garage building including workshop and games room hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as Oxclose), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

**Reasons**

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

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

3 To protect the character and appearance of the area in accordance with policy DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).

**Reasons**

The application scheme for the erection of a garage/workshop with games room above is considered to be supportable in policy terms. Although the scale of the building is reasonably large, it is not significantly bigger than the existing garage building and is on balance considered to be acceptable. The material palette is in keeping with the appearance of the existing property and is considered to respect the character and appearance of the area. There are no concerns regarding over development of the dwelling curtilage or impact on the amenity of occupiers of neighbouring properties. The proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, 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 negotiation to reduce the scale of the proposal 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.

16/01031/FULL	Thomas Westcott 49A - 49B St Peter Street Tiverton Devon EX16 6NW	Change of use of office (A2) to dwelling (C3)	PERMIT	DEL	30/08/2016
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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 change of use to a dwellinghouse is considered to be an appropriate form of development within the centre of Tiverton and will not demonstrably harm the vitality or viability of the town centre or the amenity of any neighbouring residents. In such an area, within a short distance of public car parking and bus stops, development is sustainable. The site is located within a conservation area however the development enhances its character or appearance. Therefore, the proposal complies with Policies COR1, COR2, COR6 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 of the Mid Devon Allocations and Infrastructure Development Plan Document and Policies DM1, DM2, DM14, DM17 and DM27 of the Mid Devon Local Plan (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.

<b>16/01035/PNCOU</b>	Buildings at NGR 300030 102309 (Poundapitt Farm) Bradninch Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	26/08/2016
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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>16/01048/HOUSE</b>	Little Downs Silver Street Culmstock Cullompton Devon EX15 3JG	Erection of a single storey extension	PERMIT	DEL	26/08/2016
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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 a proposed single storey extension, is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling and given its scale is not considered that it would result in overdevelopment of the dwelling curtilage. It is not considered that the extension would result in any significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with policy 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01050/HOUSE	Nutson Farm Chawleigh Chulmleigh Devon EX18 7HT	Erection of extension to farmhouse	PERMIT	DEL	26/08/2016

#### 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 additional accomodation hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as Nutson Farm), and no part shall be used, let or otherwise disposed of as a separate unit of accomodation or for commercial 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 safegaurd the character and appearance of the site which is open countryside and in accordance with Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and COR18.

#### Reasons

The application for the erection of extension is considered to be supportable in policy terms. Although the extension is reasonably large it is considered to present as a subservient addition to the main house. The design provides a modern addition to the main house which is considered to reflect the agricultural context of the site and will not detract from the character and appearance of the main dwelling. The proposal would not result in over development of the dwelling curtilage or have any significant adverse impacts on the amenity of occupiers of neighbouring dwellings. The proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, 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 detemring 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.

16/01064/HOUSE	Mesnil East Village Crediton Devon EX17 4BX	Erection of single storey extension	PERMIT	DEL	31/08/2016
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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 proposed single storey, lean-to extension to the south gable wall of the property is considered to be supportable in policy terms. The extension is appropriately scaled and designed such that it respects the character of the building and the local area. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on the amenity of occupiers of neighbouring properties. 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 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.

16/01067/FULL	Land and Buildings at NGR 278216 103561 (Peliistry Farm) Copplestone Devon	Erection of an agricultural feed bin	PERMIT	DEL	26/08/2016
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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 an agricultural feed bin is considered to be supportable in policy terms. The bin is considered to be reasonably necessary to support the duck rearing business at the holding. It is not considered that the proposal would materially harm the character and appearance of the area or the living conditions of any nearby residents. It is not considered the the proposal would result in an unacceptable traffic impact on the local highway network. Overall it is considered that the proposal is acceptable in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 of the Local Plan Part 3 and Government guidance in the National Planning Policy Framework.

**Reasons**

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



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01091/HOUSE	32 Higher Town Sampford Peverell Tiverton Devon EX16 7BR	Erection of an extension and associated alterations	PERMIT	DEL	26/08/2016

#### 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 Materials - to match existing The external surfaces of the extension works hereby approved shall be of materials to match in all respects, including colour and texture, those of the existing building unless agreed otherwise in writing by the Local Planning Authority.

#### 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 extension and materials used respect the character and setting of the existing dwelling and the conservation area within which the dwelling is located, in accordance with policies DM2, DM13 and DM27.

#### Reasons

The proposed rear extensions and associated re-roofing works in terms of their scale, design and position are not considered to dominate the host dwelling and are considered to be supportable in policy terms. The extensions are considered to respect the character, scale, setting and design of the existing dwelling. The proposed works 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, DM8, DM13 and DM27 and Government advice in the National Planning Policy Framework.

#### Reasons

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

16/01114/FULL	Swallow Court Sampford Peverell Devon	Formation of new access road	PERMIT	DEL	02/09/2016
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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 proposal is considered to be acceptable in that the development is considered to improve road safety within the site and not to have a negative impact on highway safety, or detract materially from the visual amenities of the area. The development is considered to be in accordance with policies DM2 and DM25 of the LP3 DMP.

**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>16/01116/CLP</b>	8 Coldharbour Uffculme Cullompton Devon EX15 3EE	Certificate of Lawfulness for the proposed filling-in of existing covered porch to form additional living accommodation	PERMIT	DEL	26/08/2016
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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 provided that: a) The proposal relates to the infilling of the existing covered porch as shown on the plans. This certificate does not give confirmation that any other development shown on the plans submitted have been considered and are permitted development.