

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00785/FULL	Greenslade Taylor Hunt 5 & 3A Fore Street Tiverton Devon EX16 6LN	Re-positioning of existing doorway	PERMIT	DEL	15/09/2016

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.

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 appropriately designed and will sustain the character and vitality of the town as well as the setting of the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) Policies DM18 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 pre-application discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00935/FULL	Land at NGR 272532 106901 (1 Kelland Cottages) Lapford Devon	Change of use of land for siting of holiday lodge (Revised Scheme)	PERCON	DEL	12/09/2016
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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.
- 3 Prior to installation of the holiday cabin on the site, details of the materials to be used for all the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 Prior to installation of the holiday cabin on the site, details of the boundary treatment including the height, position, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation shall be submitted to, and approved in writing by the Local Planning Authority. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.

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- 5 (i) The holiday accommodation unit (Cabin) shall be occupied for holiday purposes only. (ii) The holiday accommodation unit (Cabin) shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit (Cabin) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 6 The cabin hereby approved shall only be occupied for holiday purposes only. On its becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 3 months of it becoming redundant for its approved use.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and amenities of the 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).
- 5 The site is outside of defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure removal of the cabin if no longer required for holiday occupation in order to protect the character, appearance and general amenity of the area of countryside in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The application for the change of use for siting of a holiday lodge (which has been revised following the processing of application no. 16/00292/FULL which was withdrawn by the applicant prior to a decision being issued) is considered to be supportable in policy terms. The proposed holiday cabin will provide accommodation for couples or families seeking a peaceful retreat in a countryside location with access to local walks and nationally recognised trails. The proposed cabin will be advertised to a number of different target markets and it is considered that the cabin is likely to provide an attractive location for visitors. Although the holiday let will most likely be accessed via private car, as is often the case with rural tourism offers, there is some opportunity for visitors to walk or cycle to the village to utilise its services and therefore support the ongoing provision of these community facilities. The site is situated in a reasonably prominent location however the scheme has been designed to enable the cabin to sit comfortably within the slope of the land and subject to details of the external finish of the building, the visual impact is considered to be acceptable. The access and parking arrangements are considered to be acceptable. There are no other material planning considerations that are considered to outweigh the grant of planning permission and therefore conditional approval is recommended. The application scheme is considered to be acceptable in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM24 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
16/00985/FULL	Exe Valley Practice 3 Coach Road Silverton Exeter Devon EX5 4JL	Conversion of existing practice to dwelling with parking and garden	PERCON	DEL	14/09/2016

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 Before the development hereby approved is commenced, a site investigation and risk assessment shall be carried out to determine the nature and extent of land contamination that may be present and the likely impact on all receptors that may result. A full report of the investigation and risk assessment shall be forwarded to the LPA for approval. No work shall proceed on site until either the LPA grants written consent for the development to commence or the requirements detailed in (ii) below are met.
ii) Where actual or probable significant pollutant linkages are found following the investigation and risk assessment required by condition (3) above, the applicant shall submit a remediation statement together with a timescale for completion of the required works for approval in writing by the LPA.
- 4 Following completion of any works required by condition (3) above, a remediation validation report shall be submitted to the LPA for approval in writing. Occupation on the site, or parts of the site affected by land contamination, shall not take place until approval of the validation report has been granted.
- 5 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of public health and the protection of the environment.
- 4 In the interests of public health and the protection of the environment.
- 5 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.

Reasons

The application for the conversion of a Doctor's surgery to a dwelling house with parking and garden is supported in policy terms. The scale and overall design of the proposed works respect the character, scale, setting and design of the existing dwelling. There are no concerns with regard to overdevelopment of the curtilage of the dwelling or impact on neighbouring properties. Overall the proposed development is considered to be in accordance with policies COR2, COR9 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the NPPF.

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
16/00988/FULL	Cleave Farm Lapford Crediton Devon EX17 6NA	Removal of Condition 3 of planning permission 15/01830/FULL to allow the use of the 2 barns as ancillary accommodation	REFUSE	DEL	15/09/2016

Reasons

- 1 The use for ancillary residential activities would be likely to result in changes to the character of the setting of the listed house towards a much more domestic appearance that would be harmful to the setting of the house and for this reason the application proposal would not be in accordance with Policy DM27 and paragraph 134 of the National Planning Policy Framework. The applicant has not identified any public benefits that could be weighed against the harm to the setting of the listed house.

16/01076/HOUSE	Mount Jocelyn Crediton Devon EX17 2EU	Erection of an Orangery to South East elevation of main house and extension to garage	PERMIT	DEL	12/09/2016
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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.
- 3 The additional garage accommodation hereby permitted shall be used ancillary to the existing dwelling on the site (currently known as Mount Jocelyn), and no part shall be let, used or otherwise disposed of as a separate unit of accommodation.

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 character, appearance and general amenity of the area in accordance with policies DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The application for the erection of an orangery and extension to existing garage is considered to be supportable in policy terms. The overall scale and design of the proposed extensions are considered to be acceptable and in keeping with the existing dwelling and garage building. There are no concerns with regard to over development of the dwelling curtilage or impact on neighbouring properties. Overall the proposed development is considered to be in accordance with the following policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, 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
16/01115/FULL	Shell UK Ltd Old Station Yard Station Road Cullompton Devon EX15 1NS	Installation of a 5000 litre above ground Adblue tank and 2 dispensers to HGV forecourt	PERMIT	DEL	13/09/2016

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.

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

There are a limited number of policies within the Local Plan which are relevant to this proposal. Therefore DM1 provides that the application be approved unless any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits. Given the small scale of this proposal and its installation within an existing petrol forecourt area, it is not considered there are any material considerations which outweigh the benefits and the proposal is therefore granted planning permission. The site is located within Flood Zone 2 and 3, the proposal is not considered to result in an increase to flood risk and is development on an existing site and is therefore considered to be acceptable, in accordance with policies COR11 and DM2.

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.

16/01131/HOUSE	West Park Alexandra Road Crediton Devon EX17 2DH	Erection of two-storey extension	PERMIT	DEL	15/09/2016
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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.
- 2 For the avoidance of doubt and in the interests of proper planning.

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Reasons

The application is for the erection of a two storey extension across the south eastern corner of the property with a balcony area above and is considered to be supportable in policy terms. The overall scale and design of the proposed extension is considered to be acceptable given the irregular nature of the existing building and the extent to which it is visible from the public realm. There are no concerns with regard to over development of the dwelling curtilage nor is it considered there will be an adverse impact on the amenities of the occupiers of neighbouring properties. Overall the proposed development is considered to be in accordance with the following Policies: COR2 and COR17 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.

16/01159/ADVERT	National Westminster Bank Plc 11 Fore Street Tiverton Devon EX16 6LW	Advertisement Consent to display an internally illuminated ATM surround	PERMIT	DEL	15/09/2016
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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.
- 2 The advert hereby granted consent shall be removed on or before 15th September 2016 at the end of a period of 5 years from the date of this consent.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.
- 2 In accordance with Part 3, Paragraph 14(7) of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

The proposal accords with paragraph 67 and Section 12 of the National Planning Policy Framework in particular paragraphs 131, 132 and 137. The proposed illuminated sign would be acceptable in terms of its design and impact on the locality and so would accord with Mid Devon Core Strategy Policy COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM27 and the Design Guide. The proposal would be acceptable in terms of road safety.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01182/TPO	Tanglewood Dukes Orchard Bradninch Exeter Devon EX5 4RA	Application to fell one Conifer tree protected by Tree Preservation Order No. 08/00001/TPO	PERMIT	DEL	12/09/2016

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) Fell conifer tree as shown on plan
- 4 The tree that is to be removed shall be replaced by Prunus x subhirtella'Autumnalis' 10-12cm girth supplied in accordance with BS8545:2014 Trees: from independence in the landscape - Recommendations. The tree is to be planted within 5m of the felled tree, or other such species and location as may be agreed in writing with the Local Planning Authority. The replacement tree should be planted in the next growing season following the felling of the tree and in accordance with the above specification should they be damaged, uprooted, destroyed or die.

Reasons

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

Reasons

Mid Devon District Council Tree Officer has no objection to the removal of the conifer tree due to its lack of amenity value.
