

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00108/OUT	Land at NGR 304865 115568 Corner of Brimstone Lane Westleigh Devon	Outline for the erection of dwelling	PERCON	COMM	26/09/2016

Conditions

- 1 No development shall begin until detailed drawings to an appropriate scale of the layout, scale and appearance of the dwelling, the proposed means of access and the proposed landscaping of the site (the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all Reserved Matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
- 3 The development hereby permitted shall be begun before the expiration of one year from the final date of the approval of all the Reserved Matters.
- 4 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management Procedure) Order 2010, and the National Planning Policy Framework.
- 2 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current essential need for permanent accommodation on the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 3 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current essential need for permanent accommodation on the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 4 The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies) and National Policy in the National Planning Policy Framework.

Reasons

The principle of the proposed outline application for the erection of an agricultural worker's dwelling to meet the needs of the agricultural holding is acceptable. Siting, design, access and landscaping are reserved matters to be determined through a later application, although it has been shown that adequate provision can be made for access and parking. A condition is required to control the use of the dwelling so that it is not occupied other than for an agricultural worker. On this basis the proposal accords with the following Policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM10 of the Local Plan Part 3 (Development Management Policies) and AL/IN/3 of the Allocations and Infrastructure Development Plan (Local Plan Part 2) 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 discussions and negotiations. 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.

16/00293/FULL	Land at NGR 288289 119265 (Lower Ford Equestrian & Devon Riding Holidays) Stoodleigh Devon	Siting of 1 permanent holiday lodge for equestrian holiday accommodation	PERCON	DEL	26/09/2016
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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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, of Part 1, or Classes A and B of Part 2 of Schedule 2, relating to extensions, additions to the roof of the dwelling, buildings incidental to the enjoyment of the dwellinghouse, gates fences walls ect, and means of access onto a highway, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 4 (i)The holiday lodge shall be occupied for holiday purposes only. (ii)The holiday lodge shall not be occupied as a person's sole or main place of residence (iii)The owners and/ or operators shall maintain an up-to-date register of the names of all occupiers staying on the site, 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
- 5 No development shall begin until a Tree/Hedgerow Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree/Hedgerow Protection Plan shall be strictly adhered to before, after and during construction of the approved development.
- 6 Prior to the first occupation of the holiday lodge, details of hedgerow screening to be provided to the east of the lodge, as shown on the submitted elevation drawings, shall be submitted to and approved by the Local Planning Authority. All planting, seeding, turfing or earth reprofiling comprised in the approved details shall be carried out within 9 months of the substantial completion of the development, 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 hedgerow shall be so retained.
- 7 The approved holiday lodge shall be used in connection with the applicant's horse trekking business/ holiday business and for no other purpose. If the use of the building as a holiday let permanently ceases, then, unless the Local Planning Authority have granted planning permission for an alternative use, the building must be removed from the land within 12 months of the use permanently ceasing and so far as practical, the land returned to its condition before the building was erected.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the visual amenities of the area in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM23 and DM24 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		The site is outside 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 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM23 and DM24 of the Local Plan Part 3 (Development Management Policies).			
5		To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing hedgerow during development in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM23 and DM24 of the Local Plan Part 3 (Development Management Policies).			
6		To ensure the development makes a positive contribution to the character and appearance of the in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM23 and DM24 of the Local Plan Part 3 (Development Management Policies).			
7		To safeguard the character and appearance of the area and to avoid unacceptable development within the countryside in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies) and Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).			

Reasons

The proposed holiday lodge is considered to be appropriate for the rural setting and the design, scale and materials are not considered to constitute harm to the immediate setting or wider rural area. A suitable access is already in place with no perceived substantial increase in vehicular movements. It is considered that the holiday lodge will not have an unacceptable impact on the privacy and amenity of neighbouring properties, or harmful impact on biodiversity or the environment. As such the proposal is deemed to be in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8, DM23 and DM24 of the Local Plan Part 3 (Development Management Policies), and guidance set out 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.

16/00473/MARM	Land at NGR 295240 122009 (adj. to Former School) Bampton Devon	Reserved Matters for the erection of 26 dwellings with associated vehicular and pedestrian accesses	PERCON	DEL	28/09/2016
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 The development hereby permitted shall be constructed in accordance with levels indicated on the approved drawing No. 15.1074.P.100.
- 3 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof), die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		The development shall not be commenced until the trees shown for retention within the Arboricultural Impact Assessment Report prepared by Aspect Tree Consultancy have been protected in accordance with the tree protection measures detailed in appendix 3 of the Aspect Tree Consultancy report received 1th March 2016. The protection measures shall be maintained during the whole period of site excavation and construction. The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works, and in particular in these areas: 1. There shall be no changes in ground levels; 2. No materials or plant shall be stored; 3. No buildings or temporary buildings shall be erected or stationed. 4. No materials or waste shall be burnt; and. 5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority. The recommendations of that Arboricultural Impact Assessment Report shall be carried out.			
5		Prior to the first occupation of any of the dwellings on this site a scheme for the management and maintenance of the communal open space shown on the submitted plans shall be submitted to, and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented following the occupation of the 26th dwelling on the development and the open space area shall thereafter be permanently retained, managed and maintained in accordance with the approved scheme.			
6		No external doors shall be added to the integral garaging for all house type B coach houses on the site.			
7		Prior to the first occupation of any dwelling on the site the following works shall have been carried out in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority: A) The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; B) The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; C) The cul-de-sac visibility splays have been laid out to their final level; D) The street lighting for the cul-de-sac and footpaths has been erected and is operational; E) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; F) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; G) The street nameplates for the cul-de-sac have been provided and erected.			
8		Within twelve months of the first occupation of the first dwelling, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.			
9		The proposed dwellings shall not be occupied until the implementation of an area/facilities allocated for cycle storage for each dwelling, details of which shall first have been submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities/area shall be permanently retained thereafter.			

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 4 In order to ensure that damage does not occur to the trees during building operations in accordance with Policy DM2 of the of Local Plan Part 3 (Development Management Policies).
- 5 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 6 To ensure that adequate on-site parking facilities are available for traffic attracted to the site.
- 7 To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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8 To ensure that the access arrangements are completed within a reasonable time in the interests of safety and the amenity of residents.

9 To ensure that there are adequate facilities for cycle storage to encourage sustainable transport.

Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Bampton and is an allocated site. Outline planning permission has previously been granted for the erection of 26 dwellings on one half of the land allocated under Policy AL/BA/1 where the only matter for consideration was access; all other matters were reserved. The development includes traffic calming measures in West Street as well as a through road linking to the development on the adjoining site. This is the reserved matters application that seeks such approval for the appearance, landscaping, layout and scale and as such, this assessment has restricted itself to those matters. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwelling and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. The proposal is therefore in accordance with policies COR9, COR2, and COR16 of the Mid Devon Core Strategy 2007, together with policies DM1, DM2, DM3, DM8, and

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 negotiations. 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.

16/00994/FULL	5 Cedar Court Lowman Way Tiverton Business Park Tiverton Devon EX16 6GT	Change of use from B1 (Office) to Sui Generis (Health and Beauty Salon)	PERMIT	DEL	23/09/2016
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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.

Reasons

The proposed change of use by virtue of its scale and location is not considered to harm the amenity of Tiverton Business Park, the future amenities and services of the property or its surroundings. As such the proposal is considered to comply with Policies COR1 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8, DM17 and DM21 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 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.

16/00996/ADVERT	5 Cedar Court Lowman Way Tiverton Business Park Tiverton Devon EX16 6GT	Advertisement Consent to display 1 non-illuminated fascia sign and 2 other non-illuminated signs	PERMIT	DEL	23/09/2016
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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.

Reasons

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

Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality within which the site lays. The proposal is in accordance with government guidance in the National Planning Policy Framework and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

16/01092/HOUSE	Clouds Barnfield Crediton Devon EX17 3HY	Alterations to roof to include change from hipped to gabled ends and installation of 2 dormer windows and replacement of existing porch canopy with enclosed porch.	PERMIT	DEL	26/09/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 The proposed hanging tiles to the new gable ends, hereby approved, shall match in material, colour and style the existing hanging tiles on the existing hipped roof ends of the dwelling.

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 a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with Mid Devon Core Strategy (Local Plan Part 1) policy COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM13.

Reasons

The application is for alterations to the roof of this dwelling to include change from hipped to gabled ends and installation of 2 dormer windows and replacement of existing porch canopy with enclosed porch. The alterations to the roof will increase the building mass at roof level and alter the appearance of the property, notwithstanding this, given the surrounding context it is not considered that the proposed alterations would significantly harm the character and appearance of the existing dwelling or the character and appearance of the area. The proposal would not result in overdevelopment of the dwelling curtilage. Although the property is surrounded by a number of dwellings, Clouds sits in an elevated position and already overlooks many of the surrounding properties. Given this, the addition of accommodation at first floor level is not considered to significantly alter the relationship with any neighbouring properties such that it would result in unacceptable harm to their amenities. Overall the proposal is considered to be in accordance with the following policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and government 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 pre application discussion 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.

16/01105/HOUSE	The Old Mill Kentisbeare Cullompton Devon EX15 2BQ	Erection of a two storey extension	PERCON	DEL	27/09/2016
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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 their first use on the building, details and samples of the roof covering materials and the timber cladding shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 Prior to their installation, details of the proposed windows and doors, including sections, mouldings, profiles and finishes shall be submitted to and approved in writing by the Local Planning Authority. Installation of the windows and doors shall be in accordance with these approved details and be so retained.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure materials are appropriate to the development in order to safeguard the character and appearance of the converted mill and the conservation area within which it is located, in accordance with policies DM2, DM13 and DM27 of Mid Devon Local Plan part 3 (Development Management Policies).
- 4 To ensure materials are appropriate to the development in order to safeguard the character and appearance of the converted mill and the conservation area within which it is located, in accordance with policies DM2, DM13 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

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. The site is located within the Kentisbeare Conservation Area, the proposal is considered to respect the character, setting and special qualities of the Conservation Area. In addition, the site is located within Flood Zones 2 and 3, the proposed development is considered acceptable due to its minor nature extending an existing dwelling, and due to the incorporation of flood safety measures within the design of the scheme. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR11, COR18, 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 negotiation, 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.

16/01146/LBC	Forge Cottage Ashill Cullompton Devon EX15 3NQ	Listed Building Consent for installation of LPG fired boiler and central heating system, with outside flue	REFUSE	DEL	27/09/2016
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Reasons

- 1 The proposed development by reason of its location and appearance would have a detrimental impact on the setting and significance of the listed building. The harm identified whilst less than significant is not outweighed by any public benefit. It is therefore contrary to Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27.

16/01173/HOUSE	4 Greenwood Willand Cullompton Devon EX15 2SY	Retention of rear garden fence	PERMIT	DEL	28/09/2016
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Conditions

- 1 The commencement of this development is taken to be the 4th of August 2016, the date this 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

Reasons

The proposed fence in terms of its scale, design and position at the rear of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. 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 and COR17, 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.

16/01183/LBC	Land and Buildings at NGR 287993 104240 (Haswells Farm) Stockleigh Pomeroy Devon	Listed Building Consent for conversion of barn to dwelling (Revised scheme)	PERCON	DEL	26/09/2016
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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 take place until 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.
- 4 All existing structural post and beams, roof trusses shall be retained and reused in their existing positions unless shown otherwise on the approved plans or otherwise agreed in writing by the Local Planning Authority prior to any alterations.
- 5 The proposed roof lights shall all be fitted to be flush with the roof plane.
- 6 Prior to installation on the building, details and plans shall be submitted and approved in writing by the Local Planning Authority of the positions, colour and material of any soil and vent pipes that appear externally.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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| 3 | | To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies). | | | |
| 4 | | To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies). | | | |
| 5 | | To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies). | | | |
| 6 | | To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies). | | | |

Reasons

As already approved under Local Planning Authority reference 15/00041/LBC, which this current application scheme supersedes, the proposed works are considered to be acceptable and will not lead to any additional harm to the curtilage listed building. The design of the scheme is in keeping with the building and vernacular traditions 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.

16/01206/FULL	Land at NGR 300786 106001 (Fulfords) Colebrooke Lane Cullompton Devon	Erection of storage building for agricultural machinery	PERMIT	DEL	28/09/2016
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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 storage shed hereby approved, shall be used only for agricultural purposes. On it becoming redundant for such purposes, it shall be demolished and all result materials 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 safeguard the rural character of the area in accordance with policies DM2 and DM22 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposed erection of a storage building for the storage of agricultural machinery is considered to be supportable in planning policy terms. The development is considered reasonably necessary in supporting the existing activity on the site. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical small scale agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies DM2 and DM22 of the Local Plan Part 3, and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/01217/ADVERT	Integrated Dental Holdings Limited 25 High Street Cullompton Devon EX15 1AB	Advertisement Consent to display 1 non-illuminated fascia sign and 1 non-illuminated hanging sign	PERMIT	DEL	27/09/2016
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Conditions

- 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

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

Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality or the Conservation Area within which the site lies. The proposal is in accordance with COR2 of the Mid Devon Core Strategy 2007, policy DM27 of the Local Plan Part 3 (Development Management Policies) and government guidance in The National Planning Policy Framework.

16/01229/FULL	Land at NGR 279632 97858 (South Hill Farm) Yeoford Devon	Change of use of land to residential garden to include the formation of an access track	PERMIT	DEL	28/09/2016
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Conditions

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

Reasons

- 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 change of use of land to form residential garden space and to include the formation of an access track, in association with two dwellings to be formed from an agricultural building conversion allowable by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 is considered to be acceptable. The proposals covered by this planning application are not considered to result in any significant impacts to neighbouring dwellings, an unacceptable impact on the character and appearance of the area, or a significant loss of quality agricultural land. The proposal is considered to be compliant with policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1 and DM2 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

16/01254/HOUSE	Brambles Thorverton Exeter Devon EX5 5JP	Erection of a conservatory	PERMIT	DEL	30/09/2016
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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.

Reasons

The application for the erection of a conservatory 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 Policy DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01262/FULL	Partridge Lodge Templeton Tiverton Devon EX16 8BL	Change of use from agricultural land to residential garden	PERMIT	DEL	30/09/2016

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 change of use from agricultural land to residential garden is not considered to harm the privacy or amenity of the occupiers of another dwelling, or the character of the rural surroundings. On balance, the enlarged garden area is still broadly in keeping with the scale of the dwellinghouse and overall the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1 and DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. Planning permission is granted subject to conditions.

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.

16/01264/HOUSE	Hollis House Blackborough Cullompton Devon EX15 2HQ	Erection of a garden room and porch following removal of existing porch and outbuilding/fuel store (Revised Scheme)	PERMIT	DEL	30/09/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed development affects a listed building. The extensions by virtue of their overall scale, massing, design and location are not considered to harm the character and appearance of the listed building, 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 Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM13 and DM27 of Local Plan Part 3 (Development Management Policies).

Reasons

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

16/01265/LBC	Hollis House Blackborough Cullompton Devon EX15 2HQ	Listed Building Consent for the erection of a garden room and porch following removal of existing porch and outbuilding/fuel store (Revised Scheme)	PERMIT	DEL	30/09/2016
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The works hereby approved shall be carried out in accordance with the details contained within the phasing of Work and Schedule of Works document received 16th August 2016.
- 4 The door and window finishes of the development hereby permitted shall match in colour and finish those of the existing building.

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 For the avoidance of doubt and in the interests of proper planning.
- 4 To ensure the use of materials appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3: (Development Management Policies) DM2, DM13, DM27, DM29.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed alterations are to a less historic part of the building and, as such, they would not result in the loss of significant historic fabric and the proposed alterations and extensions are not considered to have an adverse impact on the special interest of this Grade II listed building and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy 2007, NPPF paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies).

16/01295/HOUSE	35 Hollingarth Way Hemyock Cullompton Devon EX15 3XB	Erection of single storey rear extension	PERMIT	DEL	30/09/2016
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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.

Reasons

The application for the erection of a single storey rear extension 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 or upon the designation of the Blackdown Hills Area of Outstanding Natural Beauty. On this basis the proposals are considered to sufficiently comply with Policies DM13 and DM29 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.

16/01329/HOUSE	Rues Cottage Westleigh Tiverton EX16 7HS	Erection of greenhouse and shed (Revised Scheme)	PERMIT	DEL	30/09/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The application for the erection of a greenhouse and shed 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 policy DM13 of the Mid Devon Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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