

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00180/FULL	19 Exeter Road Silverton Exeter EX5 4HX	Erection of 2 dwellings following demolition of existing dwelling (Revised Scheme)	REFUSE	COMM	07/10/2016

Reasons

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

Reasons

- 1 The proposal is contrary to Section 7 of the National Planning Policy Framework, Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 (a, c, ei, eii and eiv) and DM14(a) of the Local Plan Part 3 (Development Management Policies) because by virtue of its siting, scale, massing and detailed design the proposal represents over development of the site having a detrimental impact on the character of the street scene.
- 2 The proposal is contrary to Policy DM27(b) of the Local Plan Part 3 (Development Management Policies) because by virtue of its siting, scale, massing and detailed design the proposal would neither preserve or enhance the character of the adjacent conservation area.

16/00817/FULL	Land at NGR 311229 111913 (Hayden End) Blackborough Devon	Construction of an all-weather riding arena	PERCON	COMM	07/10/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 The arena hereby approved shall be used for private domestic equestrian purposes only, in association with the property currently known as Hayden End, Blackborough, EX15 2HX and shall not be sold, let or otherwise used for any commercial use. On becoming redundant for such purposes, the all-weather arena shall be removed, and all materials resulting from the removal shall be removed from the site within 3 years.
- 5 No external lighting shall be installed on the site unless details have been previously submitted to and approved in writing by the Local Planning Authority.
- 6 Within the first planting season following the date of this decision notice and by 31st March 2017, the hedge planting shown on the proposed landscaping plan numbered GH/Bentley/03 Rev B and received by the Local Planning Authority on the 16th of August 2016 shall be provided and be so retained thereafter. Any trees or plants which, within a period of 5 years from substantial 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.

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7 The arena hereby approved shall be constructed only in accordance with the approved drainage plan Drawing reference GH/Bentley/04 Rev C and received by the Local Planning Authority on the 4th of October 2016, and shall be retained and maintained in accordance with the approved drainage details thereafter.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: (Development Management Policies) Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.
- 4 To restrict the traffic generation caused by this site in the open countryside.
- 5 In order to protect the landscape and dark sky qualities of the Area of Outstanding Natural Beauty in accordance with Policy DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To ensure the development does not result in an unacceptably adverse impact on the privacy and amenity of the occupiers of the neighbouring property and to ensure the development makes a positive contribution to the rural character of the area in accordance with policies DM2 and DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure surface water is adequately managed to protect the amenity of the neighbouring property, in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed arena is considered to be acceptable in policy terms, subject to the proposed conditions. The arena is considered to be of an appropriate scale, design and materials for its use and is appropriately located so as not to harm the character and appearance of the rural area and the special qualities of the Area of Outstanding Natural Beauty. The proposed screening and drainage is considered to sufficiently protect the privacy and amenity of the occupiers of the neighbouring property number 2 Haydon End. The proposed development is for personal domestic equestrian use only and is not considered to result in an unacceptable increase in traffic on the local highway network. Overall, the proposal is considered to be in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM23, DM27 and DM29 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00899/PNCOU	Land at NGR 301850 114881 (Broadview Farm) Uplowman Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	APA	DEL	07/10/2016

Reasons

1 The dwelling shall not be occupied until all of the following works have been undertaken in accordance with submitted drawing number 8/1/MP Rev 3: a)the buildings and slurry pit identified for removal on have been removed, b)the building to the north east of the proposed dwelling has been clad as stated and the feed store area separated from the livestock area, c)all fences and walls have been erected, d)the new drive has been constructed and is capable of use, and e)the landscaping shown on that drawing has been completed. The new yard and dwelling layout and the works of separation shown on submitted drawing number 8/1/MP Rev 3 shall be permanently so retained.

Reasons

The proposed change of use of an agricultural building to 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.

16/00964/FULL	Hackpen Stables Blackborough Devon EX15 2HX	Conversion of redundant stables to dwelling	REFUSE	COMM	07/10/2016
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Reasons

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

Reasons

1 It is the opinion of the Local Planning Authority that the building fails to meet the preliminary character test of Policy DM11. Despite being considered a rural building by virtue of its rural location, this stable block of a modern construction is not of a shape, form or materials that are worthy of retention. The building is not considered to be of any intrinsic merit, architectural or otherwise and isn't thought to positively contribute to Mid Devon's rural character. In addition there is no evidence to suggest that the buildings permitted use is entirely redundant, and the proposed works, effectively stripping the building to its frame, results in significant alteration and rebuilding, contrary to Policy DM11. The proposed development is considered to be harmful to the character, appearance, setting and special qualities of the Area of Outstanding Beauty, due to the proposal securing the long term presence of the building within the rural landscape and the resultant domestic paraphernalia associated with a dwelling in this location. In addition, the existing building is located outside of an adopted settlement limit and is considered to be in an isolated location, as proposed the development would constitute a new isolated home in the countryside, contrary to policy. No evidence has been submitted to demonstrate that any of the other special circumstances set out in paragraph 55 of the National Planning Policy Framework have been met so as to justify a dwelling in this location. Overall, the proposed development is considered to be contrary to Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), and Policies DM11 and DM29 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. The application is therefore recommended for refusal.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01042/FULL	Land at NGR 288926 101386 Efford Shobrooke Devon	Change of use of agricultural land to equestrian use, erection of stable block and hay barn, and formation of new vehicular access	PERCON	DEL	05/10/2016

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 visibility splays shown on the approved plan shall be constructed prior to the first use of the access hereby permitted. There shall be no obstruction to visibility within these splays over 600mm above adjoining road level, and such visibility splays shall be so retained.
- 4 No development shall take place until a strategy of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority , the details of which shall ensure that the proposals does not result in flooding on the highway. The approved development shall be implemented in accordance with the approved strategy prior to the use of the new access hereby approved.
- 5 The site access shall be hardened, surfaced in a bound material, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.
- 6 All scalloping, seeding, turfing earth re-profiling and relocation of the existing hedgerow as shown on the approved details of this Planning Application shall be completed prior to the commencement of use of the field for equestrian use. 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.

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 interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site.
- 4 To prevent surface water run off onto the highway.
- 5 In the interest of highway safety.
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policies DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).

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Reasons

The proposed new field access off the C48 in conjunction with the proposed stable building and hay barn in order to formalise the use of the application site for equestrian use is considered to be supportable in policy terms. The new hardscape and buildings as proposed are considered to be reflective of the rural character of the area. The proposal would result in the loss of approximately 7.0 metres of hedgerow being removed. However it is not considered that the proposed access, and translocation of the majority of the existing hedgerow will have a detrimental impact on the immediate character and visual amenities of the locality. The submitted plan demonstrates that sufficient visibility can be provided, and overall it is therefore not considered that the application scheme would have an adverse impact on the local road network. On this basis the application scheme is considered to be 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 and DM23 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 following determining the application with a positive outcome in accordance with a timescale agreed by the applicant's agent. 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.

16/01119/FULL	Whiteball Self Storage Unit 11 Greenham Business Park Whiteball Devon TA21 0LR	Retention of perimeter fencing and proposed landscaping works	PERMIT	DEL	06/10/2016
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Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 6th October 2016.
- 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 landscaping scheme as approved shall be implemented within 9 months of the date of this permission. Once implemented, 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.

Reasons

- 1 To set a legal commencement date for the works for the avoidance of doubt in the interests of proper planning.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of protecting the visual amenity of the area and rural character of the area in accordance with DM2 of the Local Plan part 2 (Development Management Policies).

Reasons

The application for the retention of perimeter fencing and proposed landscaping works is not considered to harm the visual amenity of the rural area. On balance, the fencing is broadly in keeping with the use of the site as a business park and is therefore considered to comply with COR2 and COR18 of the Core Strategy (Local Plan Part 1), DM1 and DM2 of the Local Plan Part 3 and the National Planning Policy Framework. Planning permission is granted subject to conditions.

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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 manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/01184/LBC	10 Briton Street Bampton Tiverton Devon EX16 9LN	Listed Building Consent for internal and external alterations including relocation of the kitchen	PERMIT	COMM	06/10/2016
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Conditions

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

Reasons

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

Reasons

The proposed works are considered to be acceptable and will not lead to harm to the listed building. The works are carefully specified, justified and are (in part) necessary for the proper repair and restoration of the building. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2 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 the following In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/01194/FULL	Garages and Forecourt at NGR 301994 106405 Knightswood Cullompton Devon	Siting of a storage container	PERMIT	DEL	03/10/2016
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Conditions

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

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Reasons

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

Reasons

The proposal is considered to be acceptable in that the siting of the container is not considered to harm the visual amenities of the area or increase flood risk elsewhere. The development is considered to be in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 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.

16/01215/FULL	Dalwood Farm Culmstock Cullompton Devon EX15 3HW	Construction of a slurry store (783sqm)	PERMIT	DEL	07/10/2016
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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

Proposed is a slurry store at Dalwood Farm, Culmstock. The overall design and scale of the slurry store is acceptable given its context, the building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area, the Area of Outstanding Natural Beauty within which the site is located, or the users of the nearby footpath. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor could it result in an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007, DM2, DM22 and DM29 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

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Reasons

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

16/01219/FULL	Swintons Insurance 2 Station Road Tiverton Devon EX16 4LB	Change of use from Financial and Professional Services (Class A2) to Beauty Therapy Studio (Sui Generis)	PERMIT	DEL	07/10/2016
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Conditions

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

Reasons

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

Reasons

The proposal is considered to be acceptable in that the proposed use is considered to be compatible with town centre uses and not to harm the viability or vitality of the town centre, lead to an increase in flood risk or harm the character and appearance of the conservation area. The development is considered to be in accordance with policies COR2, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan 1) and DM16 and DM27 of the Local Plan 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.

16/01231/HOUSE	2 Walters Orchard Lower Mill Lane Cullompton Devon EX15 1DD	Erection of single storey side and rear extensions and erection of porch	PERMIT	DEL	07/10/2016
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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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3 The windows proposed on the north elevation as shown on drawing 13078 P04.01 Rev C shall be obscure glazed and non-opening and shall be retained as such thereafter.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the privacy and amenity of the occupiers of the neighbouring property.

Reasons

The proposed rear and side extensions in terms of their 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 application site is located in Flood Zones 2 and 3, the proposed design and flood risk measures are considered to be acceptable in this location. 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.

16/01237/FULL	Stables Newland Farm Cullompton Devon	Variation of Condition 2 to amend the approved plans of Planning permission 15/01483/FULL	REFUSE	DEL	07/10/2016
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Reasons

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

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Reasons

1 1.In the opinion of the Local Planning Authority, the substituted plans to vary those originally approved under application reference 15/01483/FULL to retain the works as completed on site are unacceptable. Policy DM11 of the Local Plan Part 3 (Development Management Polices) supports the conversion of rural buildings that positively contribute towards an areas rural character and requires that the design will retain the original character of the building and its surroundings. In addition policy DM11 requires that the development will retain any nature conservation interest and provide net gains in biodiversity where possible. The new openings and the use of white UPVC windows and doors has an unacceptable detrimental impact on the character of this rural building and significantly erodes the design quality of the approved scheme, contrary to policy DM11. In addition, the Local Planning Authority is not satisfied that the works which have been carried out and are now the subject of this application (including external lighting) have sought to retain any nature conservation interest and provide net gains in biodiversity contrary to the requirements of condition 4 of permission 15/01483/FULL and policy DM11. Overall, the submitted plans to substitute those original approved are considered to be contrary to policies DM2 and DM11 of the Local Plan Part 3 (Development Management Polices) and the National Planning Policy Framework.

16/01239/FULL	Newland Farm Cullompton Devon EX15 1QQ	Variation of Condition 2 to amend the approved plans of Planning permission 14/01554/FULL	REFUSE	DEL	07/10/2016
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Reasons

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

Reasons

1 In the opinion of the Local Planning Authority, the substituted plans to vary those originally approved under application reference 14/01554/FULL to retain the works as completed on site are unacceptable. Policy DM11 of the Local Plan Part 3 (Development Management Polices) supports the conversion of rural buildings that positively contribute towards an areas rural character and requires that the design will retain the original character of the building and its surroundings. In addition, policy DM11 requires that the development will retain any nature conservation interest and provide net gains in biodiversity where possible. The new openings and structure on the west elevation and the use of white UPVC windows and doors throughout along with the rendered elevations has an unacceptable detrimental impact on the character of this rural building, are considered to be of a poor quality design and significantly erodes the design quality of the approved scheme, contrary to policy DM11. In addition, the Local Planning Authority is not satisfied that the works which have been carried out and are now the subject of this application (including external lighting) have sought to retain any nature conservation interest and provide net gains in biodiversity contrary to the requirements of condition 4 of permission 14/01554/FULL and policy DM11. Overall, the submitted plans to substitute those original approved are considered to be contrary to policies DM2 and DM11 of the Local Plan Part 3 (Development Management Polices) and the National Planning Policy Framework.

16/01245/FULL	Land and Building at NGR 290926 121763 (Pillars Barn) Oakford Devon	Change of use of land from grazing to riding arena (800sqm) for private equestrian use	PERMIT	DEL	07/10/2016
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Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The manege hereby approved shall be used for private domestic use in connection with the property currently known as Pillars Barn, Oakford only, and not for any commercial or business 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 restrict the traffic generation caused by this site in the open countryside.

Reasons

Subject to the imposed conditions, the proposed arena is considered to be appropriately located and of an appropriate scale, design and materials so as not to harm the character and landscape of the rural area or amenity of nearby residents. In addition it is not considered that the development will result in an unacceptable increase in traffic on the local highway network. As such, the proposed development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy Local Plan part 1), DM2 and DM23 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

16/01247/FULL	Land at NGR 299032 112840(Hartnoll Farm) Tiverton Devon	Installation of sewage treatment plant to replace existing septic tank	PERMIT	DEL	07/10/2016
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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 installation of a sewage treatment plant to replace an existing septic tank is considered to be acceptable in principle and an appropriate way to manage waste from the site. Overall there are considered to be no material considerations that weigh against the granting of permission. As such the proposal is considered to be in accordance with DM1 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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Reasons

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

16/01262/FULL	Partridge Lodge Templeton Tiverton Devon EX16 8BL	Change of use from agricultural land to residential garden	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.

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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 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.

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).

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.

16/01265/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.

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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01295/HOUSE	35 Hollingarth Way Hemyock Cullompton Devon EX15 3XB	Erection of single storey rear extension	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 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.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for 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.
