

# 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.

16/00458/FULL	Action For Children Crediton Area Childrens Centre Newcombes Crediton Devon EX17 2AR	Erection of 3 dwellings and associated infrastructure following removal of existing nursery building	PERCON	COMM	10/10/2016
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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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 or D of Part 1 of Schedule 2, relating to extensions, additions and alterations to the roof and porches shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 Before the commencement of the development hereby permitted samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be completed in accordance with the approved details, and thereafter retained.
- 5 Before the commencement of the development hereby permitted working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of the doors/door frames/windows shall be in accordance with these approved details, and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		None of the dwellings hereby approved shall be occupied until plans have been submitted to and approved in writing by the Local Planning Authority confirming the refuse storage, and area/facilities allocated for storing of recyclable materials on plot and in terms of a collection point off plot. The details as shown on the approved plans shall be completed prior to the houses being occupied. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.			
7		The commencement of the development of the approved dwellings shall not take place until the construction of the access incorporating the provision of the visibility splay detail as shown on approved drawing 1510 -101B has been completed. The approved details shall be retained as such thereafter.			
8		Prior to the commencement of any work relating to the construction of the dwellings hereby approved, the site access shall be hardened and surfaced for a distance of not less than 6.0 metres back from it's junction with the public highway and drained, in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority.			
9		No development of the dwellings shall commence until details of the off-site highway works for the provision of footway widening to 2.0 m over the entire site frontage have been submitted to and approved in writing by the Local Planning Authority and the approved details shall have been constructed and made available for use prior to the occupation of the dwellings. The approved details shall be retained as such thereafter.			
10		No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.			
11		Prior to the commencement of any development a Phase 2 intrusive investigation must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: - human health, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - adjoining land, - groundwaters and surface waters, - ecological systems, - archeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.			
12		Following the completion of requirements of condition 11 if necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.			
13		The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.			
14		The first floor window within the western elevation of the proposed house on plot 1 hereby approved, shall be obscure glazed and non-opening and retained as such unless otherwise agreed in writing with the Local Planning Authority.			

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan Part 3 (Development Management Policies) and to ensure development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
4		To ensure the new building is of an acceptable standard and makes a positive contribution to the visual qualities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
5		To ensure the new building is of an acceptable standard and makes a positive contribution to the visual qualities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
6		To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials, and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
7		To ensure the layout and construction of the access is safe in accordance with Paragraph 32 of National Planning Policy Framework.			
8		To prevent mud and other debris being carried onto the public highway.			
9		To minimise the impact of the development on the highway network in accordance with Paragraph 32 of National Planning Policy Framework.			
10		To ensure that the proposed development does not prejudice the amenities of neighbouring properties.			
11		To protect the occupiers of the houses from risk from contamination in accordance with Policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).			
12		To protect the occupiers of the houses from risk from contamination in accordance with Policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).			
13		To protect the occupiers of the houses from risk from contamination in accordance with Policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).			
14		To protect the amenity of occupiers of the neighbouring property in accordance with Policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).			

### Reasons

The application for the erection of three dwellings within the settlement boundary of Crediton, is considered to be supportable in policy terms. The dwellings are considered to be appropriately scaled and designed in a contemporary style which is considered acceptable in this case given the street scene and local context. The layout is considered acceptable in terms of the relationship with the surrounding properties with no significant harm to amenity arising. The new access will not result in highway safety concerns and it is not considered that the alterations would cause unacceptable harm to the character and amenity of the area given the various access points off of Jockey Hill. The proposal includes sufficient parking in accordance with policy DM8. The applicant has made satisfactory provisions to secure appropriate mitigation against the need to provide new open space off site (and/or maintenance of existing). The proposal is considered to be compliant with the requirement of relevant Policies: CO1, COR2, COR9 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM14 and DM25 of the Local Plan Part 3 (Development Management Policies), AL/IN/3 of the Allocations and Infrastructure Plan Document (Local Plan Part 2) 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 completing the assessment of the application with a positive outcome in a timescale agreed with the applicant. 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
16/00796/FULL	Building at Great Copse Little Silver Cadeleigh Devon	Change of use of carpenter's workshop (upper floor of building) to dwelling	PERCON	DEL	11/10/2016

### 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 Prior to the first occupation of the dwelling boundary treatments shall be provided in accordance with details, including an annotated plan, of the appearance, size, type, material and location of the boundary treatments proposed. Once provided the boundary treatments shall be permanently retained.
- 4 The development hereby approved shall be carried out in accordance with the protected species mitigation detailed in the ecological and protected species report submitted by Acorn Ecology Ltd received 8th August 2016 as part of the application.
- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G, Part 1 Schedule 2, relating to the erection of extensions, extension or alteration to the roof, erection of porches, erection of outbuildings, construction of pools, installation of oil containers, hardstanding or installation of chimneys or flues and referred to in Class A, Part 2, Schedule 2 relating to the erection or construction of a gate, fence, wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the installation of suitable boundary treatments taking into account the visual amenity of the countryside location in accordance with policy DM2 and DM11 Local Plan Part 3 (Development Management Policies).
- 4 To ensure the development does not have adverse impacts on protected species in accordance with policy DM2 Local Plan Part 3 (Development Management Policies), Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2010).
- 5 To safeguard the visual amenity of the surrounding area and as the development is a conversion scheme assessed under policy DM11 Local Plan Part 3 (Development Management Policies) that does not allow for the substantial extension or alteration of a building.

### Reasons

The application seeks planning permission for the conversion of a building to form a dwelling. The building can be converted with minimal alteration to the exterior or interior of the building while maintaining its relatively traditional character and appearance. The building is structurally capable of conversion and there is minimal risk of impact on protected species. The access to the building is acceptable and adequate space for the provision of parking and a garden. The site is at no substantial risk of flooding and can drainage of the building and site has been considered. The conversion of the building will not have any adverse impacts on the residential amenity of occupiers of nearby dwellings. The applicants have made a financial contribution of £900 toward the off site provision of public open space and play areas. The development is therefore considered to be in accordance with policies COR2, COR9, COR11 MDCS (2007), policy AL/IN/3 AIDPD, policies DM2, DM8, DM11, DM15 LP3 (DM Policies) and the SPD of funding the provision of public open space and play areas through development. The application has therefore been recommended for approval.

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 with applicant. 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.

16/00817/FULL	Land at NGR 31 1229 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.
- 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.

<b>16/00883/FULL</b>	Land at NGR 287352 101255 (Pennicott) Shobrooke Devon	Creation of 2 ponds and a hatchery/store building	PERCON	DEL	12/10/2016
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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 Prior to the commencement of the construction of the ponds hereby approved, details of the method of natural effluent filtration to be incorporated into the ponds shall be submitted to and approved in writing by the Local Planning Authority. The construction of the ponds shall be carried out in accordance with the approved details and retained as such thereafter.
- 4 The proposed bund shall be made up of top spoil that has been removed from the application site and no other material shall be used unless details of which are submitted to and approved by the Local Planning Authority prior to its use on site.
- 5 For the avoidance of doubt, the fishing pond is approved for the personal use of a residential occupier of the property currently known as "Gorran" and shall not be operated as a commercial fishery or business enterprise without express planning permission. No part of the site shall be incorporated into the curtilage of "Gorran" or used for any domestic 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 To protect the water quality of the down-stream water courses.
- 4 To protect the amenities of the area and minimise the impact of heavy goods vehicle traffic generated by the development adversely affecting the living conditions of residents in the locality at times when some respite can reasonably be expected over and above existing levels.
- 5 To prevent unnecessary traffic from being attracted to the site as a result of customers, which may adversely affect safety on the local road network.

**Reasons**

The proposed ponds and hatchery building by virtue of their overall scale, design and location are not considered to harm the rural character and appearance of the area. As such the proposal is considered to comply with policies COR1 and COR18 of the Mid Devon Core Strategy (Local Plan part 1) and Policies DM1 and DM2 of the Local Plan Part 3 Development Management Policies.

**Reasons**

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

<b>16/00899/PNCOU</b>	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
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**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.

<b>16/00922/FULL</b>	The Three Tuns Exeter Road Silverton Exeter Devon EX5 4HX	Erection of a dwelling	PERCON	COMM	11/10/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.			
4		Prior to their use of the site samples of slate and details of the render to be used for all the external surfaces of the building shall be submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.			
5		Prior to their use on site working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.			
6		The external doors, door frames and windows hereby approved shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.			
7		Before the development hereby permitted is first brought into its permitted use, the first floor windows in the east elevation shall be non-opening, glazed with translucent glass, and be so retained.			
8		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 new windows or openings shall be inserted above ground floor level in the in the west, east or north elevations of the dwelling without the Local Planning Authority first granting planning permission.			
9		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, of Part 1, relating to the extension and alteration of the dwelling, extensions or alterations to its roof, the insertion of windows and/or roof lights, and the provision of outbuildings, shall be undertaken within the dwellings curtilage without the Local Planning Authority first granting planning permission.			

## Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with policy DM27 Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM14 and DM27.
- 5 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM/2, DM/14 and DM/27.
- 6 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the conservation area and appearance of dwelling in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM14 and DM27.
- 7 To safeguard the privacy of the occupiers of 4 Exeter Road and new dwelling within its garden in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).
- 8 To safeguard the privacy and amenity of occupiers of nearby residential properties in accordance with Mid Local Plan Part 3 (Development Management Policies) DM2 and DM14.
- 9 To safeguard the visual amenities of the area and amenities of neighbouring dwellings in accordance with policy DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).



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

The planning application seeks permission for the erection of a dwelling on land that formally formed part of the Three Tuns Inn, public house. Planning permission for the erection of a dwelling on this site has previously been granted. The currently proposed dwelling is larger than the extant planning permission. It is considered that the proposed dwelling will not have any adverse impacts on the character or appearance of the Conservation Area, or result in any detrimental impact to the visual amenity of the area. The design of the dwelling is considered to be acceptable. It is not considered that the dwelling would have an unacceptable impact on the residential amenity of occupiers of neighbouring properties. The dwelling would have two parking spaces and 12 parking spaces would remain to serve the public house. The proposed dwelling is considered to be acceptable and in accordance with Policies COR1, COR2, COR17 of the Mid Devon Core Strategy (Local Plan 1), DM2, DM8, DM14, DM15, DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Government guidance in the National Planning Policy Framework and has been recommended for approval.

**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.

16/00964/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
16/01019/HOUSE	18 Queen Street Tiverton Devon EX16 5JH	Erection of two-storey extension following demolition of existing extension	PERCON	DEL	14/10/2016

#### 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 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes B, C of Part 1 of Schedule 2, relating to the enlargement of a dwelling consisting of an addition or alteration to its roof, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 5 The roof detail where it meets the verge, material sample of the string course, recess of the blind arcading and details of the velux roof lights (x3) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.

#### 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 that the proposed development does not prejudice the amenities of neighbouring properties.
- 4 To safeguard the character and amenities of the area in accordance with Policies DM2 and DM27 of the Local Plan Part 3: (Development Management Policies).
- 5 To safeguard the character and amenities of the area in accordance with Policies DM2 and DM27 of the Local Plan Part 3: (Development Management Policies).

#### Reasons

The application for the construction of a two storey rear extension is supported in policy terms. The scale and overall design of the proposed works, whilst not ideal, is considered on balance to respect the character, scale, setting and design of the existing dwelling and wider conservation area. There are no concerns with regard to overdevelopment of the curtilage of the dwelling or loss of amenity for neighbouring properties. Overall the proposed development is considered to be in accordance with Policies COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>16/01096/RPPS</b>	NGR 288042 98952 (Opposite The Beer Engine Public House) Newton St Cyres Devon	Removal of public payphone service TELEPHONE NUMBER 01392 851253	CONSEN	DEL	14/10/2016

#### Reasons

- 1 Given the very low level of usage, the level of mobile phone coverage and the absence of objection from local communities the Local Planning Authority as the Relevant Public Body do not have any objections to the removal of the payphone service at this site.

<b>16/01125/PNCOU</b>	Land and Buildings at NGR 290600 119277 (Wheatlands Farm) Stoodleigh Devon	Prior Notification for change of use of agricultural building to a Flexible Use under Class R	RPA	DEL	14/10/2016
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#### Reasons

- 1 In the opinion of the Local Planning Authority, the use of the building for 11 B1 business units would have an unacceptable detrimental impact on the amenity of nearby residents by reason of noise, vibration, smell, fumes, smoke, soot and dust from the operation of businesses and vehicle movements and deliveries and therefore this notification should be refused.
- 2 In the opinion of the Local Planning Authority, the use of the building for 11 B1 business units would result in a severe risk to highway safety due to the intensification of use of the substandard rural road network and because the visibility splays available between the site and Vial's Corner do not reflect sight stopping distances for observed traffic speeds. The roads leading to the site are substandard in terms of width, horizontal alignment and junction and access visibilities with little formal passing available between the site and Vial's Corner. Any passing is reliant solely on private field and property accesses. The access to the site has substandard visibilities and the applicant is only in control of land to the west in order to affect an improvement, in addition the land necessary to provide a sufficient passing scheme, and junction visibility improvements is neither in the control of the applicant nor the Highway Authority. The Highway Authority considers the traffic type and generation that would be created by the proposal along the current rural network to be a concern and the risk of collisions and conflict to be severe and recommend that the proposal is refused on grounds of highway safety.

<b>16/01126/PNCOU</b>	Land and Buildings at NGR 290600 119277 (Wheatlands Farm) Stoodleigh Devon	Prior Notification for the change of use of an agricultural building to dwelling under Class Q	RPA	DEL	14/10/2016
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#### Reasons

- 1 In the opinion of the Local Planning Authority, the proposed change of use of the building from agricultural use to a dwelling would be undesirable and impractical due to its siting as it is in very close proximity to the remainder of the building that has a lawful use as an agricultural building. The dwelling would have unsatisfactory living conditions for the prospective residents in terms of noise, smell and fly nuisance from farming activities and general disturbances from vehicle movements.

<b>16/01199/FULL</b>	36E Park Street Tiverton Devon EX16 6AW	Erection of 4 dwellings with associated parking (Revised Scheme)	PERCON	DEL	11/10/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No development shall begin until details/samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.			
4		No development shall take place until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Construction Management Plan shall be adhered to throughout the construction period. The Plan shall include details of: i) the parking of vehicles of site operatives and visitors ii) loading and unloading of plant and materials iii) storage of plant and materials used in constructing the development iv) measures for traffic management v) measures in respect of dust, noise and other pollution or nuisances			
5		No work relating to the development of the site shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Mondays to Fridays and 0730 and 1300 hours on Saturdays.			
6		No part of the development shall be first occupied until the access and parking and turning facilities shown on the approved plans have been provided, surfaced and drained in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, such approved facilities shall be retained and maintained for that purpose at all times.			
7		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, relating to enlargement or alteration of the dwelling or its roof or the provision of outbuildings, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area, character and appearance of the conservation area and the setting of the neighbouring listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM27, DM30
- 4 In the interests of highway safety and the amenities of neighbouring occupiers in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development management Policies).
- 5 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 6 To ensure that adequate facilities are available for the traffic attracted to the site in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area to protect the privacy of neighbouring residents in accordance with: Local Plan Part 3 (Development Management Policies) DM2, DM14

#### Reasons

The proposal is considered to be acceptable in that the site is previously developed land in a sustainable location in walking distance of public transport, shops and facilities. The height, scale and massing of the development is the same as previously approved, with the design changes being acceptable in terms of visual impact, impact on neighbouring residents and on affected heritage assets. Parking has been provided on site and although the access is poor, the level of traffic to be generated from the development is less than potentially could be generated by the previous depot use. An additional financial contribution has been made towards the provision of public open space and the development will generate payment of a New Homes Bonus. The development is considered to be in accordance with policies COR2, COR7 and COR13 of the Mid Devon Core Strategy (Local Plan part 1), AN/IN/3 of the AIDPD (Local Plan Part 2), and DM2, DM8, DM14, DM15 and DM27 of the Mid Devon Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

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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 pre application discussion, negotiation and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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16/01215/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.

**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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

#### 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.

16/01228/HOUSE	Summerhayes Kennerleigh Crediton Devon EX17 4RS	Installation of air source heat pump	PERMIT	DEL	10/10/2016
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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.

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

The application for the installation of an air source heat pump and associated screening is considered to be supportable in policy terms. The development will clearly be ancillary in terms of its use and appearance, to the residential use of the site. The design of the building is considered to be acceptable and would not dominate the appearance of the dwelling. There are no concerns regarding impact on neighbouring properties or overdevelopment of the curtilage. Overall the proposal is considered to be compliant with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

**Reasons**

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

<b>16/01231/HOUSE</b>	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.
- 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.

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.

16/01237/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.

**Reasons**

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 Policies) 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 Policies) 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.



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

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<b>16/01242/HOUSE</b>	Orchard Cottage Wembworthy Chulmleigh Devon EX18 7RZ	Raising height of chimney to comply with installation of new log burner	PERMIT	DEL	14/10/2016
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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 development is considered to be appropriately detailed and respects the character, scale, setting and design of the dwelling and village, as well as the setting of the listed building. The development proposed has no adverse impacts on neighbouring properties. The proposal is therefore in accordance with Policies DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) 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 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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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01243/LBC	Orchard Cottage Wembworthy Chulmleigh Devon EX18 7RZ	Listed Building Consent for the raising height of chimney to comply with installation of new log burner	PERMIT	DEL	14/10/2016

#### Conditions

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

#### Reasons

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

#### Reasons

The proposed works are not considered to be harmful to the listed building and will therefore preserve its special architectural and historic interest. The proposal is therefore in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

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.
- 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.

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

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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.

**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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01263/HOUSE	2 Seymour Terrace John Street Tiverton Devon EX16 5JR	Erection of two-storey extension to rear following demolition of existing single storey extension	PERMIT	DEL	11/10/2016

### 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 external surfaces of the extension hereby approved shall be of materials to match in all respects, including colour and texture, those of the existing building unless agreed otherwise in writing by the Local Planning Authority.
- 4 The proposed rooflights shall be flush fitting and conservation style only, and shall be so retained 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 the extension and materials used respect the character and setting of the existing dwelling and the conservation area within which the dwelling is located, in accordance with policies DM2, DM13 and DM27.
- 4 To ensure materials are appropriate and respect the character and setting of the existing dwelling and the conservation area within which the dwelling is located, in accordance with policies DM2, DM13 and DM27.

### Reasons

The proposed two storey rear extension in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. The site is located in Flood Zone 2, the Local Planning Authority are satisfied that the proposal will not result in any increased flood risk, and is suitable development in this location that will be safe for its users. In addition, the proposed extension is considered to respect the character, setting, significance and local distinctiveness of the conservation area within which the property is located. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR11 and COR13, 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01270/PNCOU	Land and Buildings at NGR 293258 107236 (Pound Castle) Bickleigh Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	PDA	DEL	14/10/2016

**Reasons**

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

16/01291/LBC	The Old Forge Stoodleigh Tiverton Devon EX16 9PH	Listed Building Consent for installation of replacement double doors	PERMIT	DEL	13/10/2016
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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.
- 3 Prior to the doors construction, a sample glazing bar shall be submitted to the local planning authority and agreed in writing. The glazing bar installation shall match the approved details and therefore be retained.
- 4 The doors hereby approved shall be fitted flush to the existing frame and shall have no trickle vents inserted.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure a design and pattern appropriate to the listed building in accordance with the Mid Devon Local Plan Part 3 (Development management Policies) DM27.
- 4 In order to ensure a design appropriate to the appearance of the listed building in accordance with the Mid Devon Local Plan part 3 (Development Management Policies) DM27.

**Reasons**

The proposed works are considered to be acceptable in design and scale and will not lead to harm to the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM2 and DM27 and the National Planning Policy Framework and should be granted consent.