

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00544/OUT	The Pennines Station Road Bow Crediton Devon EX17 6HX	Outline for the erection of a dwelling and garage	PERCON	DEL	19/10/2016

## Conditions

- 1 Before any part of the development hereby permitted is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereafter called the Reserved Matters) shall be submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E and F of Part 1 of Schedule 2, or Classes A and B of Part 2 of Schedule 2, relating to the new dwelling, shall be undertaken within the application dwelling curtilage without the Local Planning Authority first granting planning permission.
- 5 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.
- 6 No development shall take place until detailed drawings at the scale 1:100 of the finished ground level within the site and finished floor level within the building have been submitted to and approved in writing by the Local Planning Authority in accordance with drawing number 14340-3A dated April 2016. The detail thereby approved shall be carried out in accordance with that approval.

## Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 In order to safeguard the amenities of the occupiers of the neighbouring properties and in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 5 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, that an appropriate record is made of archaeological evidence that may be affected by the development.
- 6 In order to safeguard the amenities of the occupiers of the neighbouring properties and in accordance with Policies 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 site is just within the settlement limits of Bow and, as such, the principle of residential development on the land is acceptable as was the case under Local Planning Authority ref: 12/00891/OUT. This current application is a resubmission of that scheme: outline with all matters reserved, including layout, scale and design of the dwelling, landscaping to the wider site and access arrangement. It is considered that a dwelling of an appropriate form, design and height is considered to be achievable given its context. In addition given the site location it is not considered that the delivery of a dwelling on the application site would adversely affect the relationship between the site and its neighbours without resulting in an overbearing impact, or creating a significant loss of outlook or privacy to the detriment of the living conditions of the occupants of those properties. It is not considered that the proposed development would result in highway safety issues, or interfere with the free flow of traffic over and above the current situation. The applicant has agreed to enter into a deed of variation to the Section 106 Agreement pursuant to 12/00891/OUT in order to secure mitigation strategies to reserved matters relating to off-site provision of open space and air quality improvements as required by policy. Therefore, the proposal is considered to be in compliance with Policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1 DM2, DM3, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

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

<b>16/01019/HOUSE</b>	18 Queen Street Tiverton Devon EX16 5JH	Erection of two-storey extension following demolition of existing extension	PERCON	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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

16/01032/FULL	21 Dukes Orchard Bradninch Exeter Devon EX5 4RA	Erection of a dwelling (revised scheme)	PERCON	DEL	19/10/2016
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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 development hereby permitted shall not be commenced until details as to the surfacing and drainage of the proposed vehicular access driveways, vehicle turning areas and vehicle hardstandings/parking spaces (so that none drains on to any County Highway) forming part of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 4 The development hereby permitted shall not be commenced until an Arboricultural Method Statement and Tree Protection Plan to show how the existing trees (save for at the point of access) are to be protected during the development, shall have been submitted to, and be approved in writing by the Local Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to before and during construction of the approved development.
- 5 The development hereby permitted shall not be commenced until a Construction Management Plan (CMP) shall have been submitted to, and be approved in writing by the Local Planning Authority. The CMP shall include: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure( The highway Authority is desirous that the Public footpath remains open at all times where it is reasonably practicable); (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted between 08.30 - 09.30hrs and 15:00 - 16:00 hrs Monday - Friday unless agreed in writing by the Local Planning Authority in advance; (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (i) the means of enclosure of the site during construction works; and (m) Details of the amount and location of construction worker parking. Such approved Construction Management Plan (CMP) shall be strictly adhered to before and during construction of the approved development.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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6 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, E of Part 1, or Class B of Part 2 of Schedule 2, relating to extensions, alterations to the roof, outbuildings and accesses shall be undertaken within the dwelling 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 the use of materials appropriate to the development in order to safeguard the visual amenities of the area and to ensure adequate surface water drainage disposal from these areas is provided.
- 4 To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development.
- 5 To ensure free flow of traffic and safety to all road and footpath users, particularly given the sites location near a school and on a well-used footpath
- 6 To safeguard the residential amenity of neighbouring residents in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The Local Planning Authority considers that the proposal, will not result in an inappropriate effect on the character of the area, the amenity of neighbouring properties or on highway safety. As such the proposal is considered to comply with Policies COR2, and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 ,DM14 and DM15 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 ..... 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>16/01047/FULL</b>	Land and Building at NGR 310992 111058 (Leigh Court Farm) Blackborough Devon	Erection of double garage/workshop with store above	PERMIT	DEL	21/10/2016
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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 its first use on the building, details and/or a sample of the slate to be used on the roof of the building shall be submitted to, and be approved in writing by the Local Planning Authority. Such approved slate shall be so used and retained.
- 4 The walls and external stairs are to be completed to match that of the existing structure in style, type of stone and brick. Such works are then to be retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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5 The use of the building shall be for the parking of motor vehicles and use as a workshop and for storage, all of which shall be incidental to the enjoyment and occupation of the property currently known as Leigh Court Farm, EX15 2HT and shown outlined in blue on the approved plans. The building shall not to be sold, let or used for any commercial activity or as residential accommodation.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the building within the AONB in accordance with Mid Devon Core Strategy 2007 policy COR2, Adopted Mid Devon Local Plan Part 3 policies DM1, DM2, DM13, DM29.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the building within the AONB in accordance with Mid Devon Core Strategy 2007 policy COR2, Adopted Mid Devon Local Plan Part 3 policies DM1, DM2, DM13, DM29.
- 5 To ensure the use of the site is retained with the main dwelling and used as domestic garaging and workshop associated with Leigh Court Farm, in the interests of the character of the area and to prevent the creation of inappropriate development in the open countryside, in accordance with policies COR18 of Mid Devon Core Strategy and policy DM2 of Local Plan Part 3.

**Reasons**

The proposed Garage/workshop with store above by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. The site is also located within the Area of Outstanding Natural Beauty but is not considered to detract from its character, appearance or other aspects of its natural beauty and therefore complies with policies DM2, DM8, DM13, DM29 of Adopted Mid Devon Local Plan Part 3 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 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.

<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
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**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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01104/TPO	St Andrews Vicarage Lower Town Halberton Tiverton Devon EX16 7AU	Application to reduce the height of 1 Holm Oak tree (T3) by 10m and reduce lateral limbs of 1 Cherry tree (T8) by 2.5m protected by Tree Preservation Order 81/00001/TPO	SPLIT	DEL	21/10/2016

#### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Reduce the height of the Holm Oak by up to 10m

#### Reasons

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

#### Reasons

For health and safety reasons it is acceptable to carry out the proposed crown reduction work, due to the potential structural failure in the stem of the tree permission should be granted. There is no arboricultural justification for the proposed pruning works to the Cherry tree as such the proposal should be refused.

#### Reasons

- 1 No evidence has been submitted to support the assertion that the roots of the tree are decayed and therefore there is no arboricultural justification for the works proposed.

16/01125/PNCOU	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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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>16/01192/HOUSE</b>	122 The Walronds Tiverton Devon EX16 5EH	Erection of detached garage	PERMIT	DEL	18/10/2016
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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 application for the erection of a detached garage 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 and sufficient parking space will remain on the site in addition to the proposed garage. On this basis the proposals are considered to sufficiently comply with policies DM2, DM8 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01223/FULL	Sundance Horselake Farm Venbridge Hill Cheriton Bishop Exeter EX6 6HD	Variation of Condition 3 (Holiday Occupancy Restriction) of Planning permission 11/00073/FULL for a temporary period of 1 year	PERMIT	DEL	17/10/2016

### 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 (i) the holiday units shall be occupied for holiday purposes only. (ii) the holiday units shall not be occupied as a person's sole or main place of residence. (iii) the owners of the individual holiday units on the site shall maintain an up-to-date register of the names of all occupiers of individual holiday units on the site, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 Holiday let 2, on the north end of the application building, shall be occupied by Molly and/or Emilie Harris and their guardians/carers until 24th March 2021, or until the premises are vacated by both named persons, whichever is the shorter period. On the occurrence of one of the above mentioned situations, the dwelling unit known as Holiday let 2 shall thereafter be occupied as a holiday letting unit in accordance with Condition 3 above, and the criteria set out therein. During the period that Holiday let 2 is not occupied as a holiday let unit, the existing dwelling known as Horselake Farm shall only be occupied as a holiday let unit in accordance with restrictions imposed by Condition 3 above.
- 5 Sundance (Holiday let 1) shall be occupied by Miss Ann Barradine and her dependants, for a period of up to 1 year from the date of this decision notice. After this 1 year period the unit known as Sundance shall thereafter be occupied as a holiday letting unit in accordance with Condition 3 above, and the criteria set out therein.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM24 of the Local Plan Part 3 (Development Management Policies).
- 4 The exceptional medical circumstances of the named persons justify the use of this holiday unit for permanent residential use on a personal basis. The existing dwelling known as Horselake Farm, will be available for use for holiday letting over this period retaining the provision of 2 holiday lets on the site as previously approved.
- 5 The use of the building for a permanent residential occupation in this countryside location is contrary to aims of Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

### Reasons

The provisions of a permanent dwelling in this location is considered to be contrary to Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1). Notwithstanding this, given that there is no identified harm arising from the proposal for the temporary use of Unit 1 for the period of a year and the reasonable expectation that the Horselake farmhouse accommodation will become available again within the one year period it is considered on balance, acceptable to vary the terms of the planning permission with regards to the occupation of Holiday Let unit 1 for the temporary period.



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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 positively determining the application within the time frame agreed with 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.

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16/01233/HOUSE	Graddage Farm Clayhidon Cullompton Devon EX15 3TP	Erection of extension to garage	PERMIT	DEL	20/10/2016
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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 recommendations contained in section 4 of the Ecological Survey received on 7th October 2016 in support of this planning application shall be strictly adhered for the duration of the works permitted.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to safeguard the habitat of protected species.

**Reasons**

The application scheme for the erection of an extension to the existing garage at Graddage Farm, Clayhidon is considered to be acceptable. The proposal would not result in over development of the curtilage given the large curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extensions are not considered to detract from the character and appearance of the existing dwelling or its setting. The proposal is therefore considered to comply with the following policies; COR18 of the Mid Devon Core Strategy, DM13 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 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
16/01242/HOUSE	Orchard Cottage Wembworthy Chulmleigh Devon EX18 7RZ	Raising height of chimney to comply with installation of new log burner	PERMIT	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.

#### 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.

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
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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 proper planning.

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

<b>16/01270/PNCOU</b>	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
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**Reasons**

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

<b>16/01275/FULL</b>	Gladrose Yeoford Crediton Devon EX17 5HA	Erection of an agricultural building	PERMIT	DEL	17/10/2016
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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 building hereby approved, shall only be used for agricultural purposes reasonably necessary on the holding to which it relates. On it becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 3 years of the date of it first becoming redundant.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The specific design of the building has been justified on its requirement to support the agricultural holding in accordance with DM22 and therefore to protect the character and appearance of the area it should be removed if not required for agricultural use.

**Reasons**

The application for the erection of an agricultural building is considered to be supportable in policy terms. The building is required to support the proposed agricultural and horticultural use of the holding which includes vegetable growing, some livestock and woodland management. The design and scale of the building is considered on balance to be justified subject to the condition as recommended requiring its removal should it no longer be required for agricultural activity. The design, scale and material palette is considered to be acceptable and would not harm the character and appearance of rural area. The building is situated such that it is not considered that it would result in an adverse impact on the amenity of occupiers of any nearby properties. The traffic generation associated with the proposed use is not considered to be significant such that it would result in an unacceptable impact on the local road network. The proposal is considered to be acceptable in accordance the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 2 (Development Management Policies) DM1, DM2, DM22 and Government advice in 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 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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16/01277/HOUSE	7 Mount Pleasant Park Street Crediton Devon EX17 3EG	Installation of a dormer window	PERMIT	DEL	19/10/2016
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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 application scheme for the installation of a dormer window is considered to be supportable in policy terms. The proposed dormer window is considered to respect the character, scale, setting and design of the existing dwelling. The proposed dormer window extension is not considered to detract from the character and appearance of this part of the Crediton Conservation Area. It is not considered that it would result in overdevelopment of the dwelling curtilage. It is not considered that it would result in any significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, 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 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
16/01287/FULL	37 Withy Close Tiverton Devon EX16 4HZ	Variation of condition (2) of planning permission 16/00835/HOUSE to allow the substitution of previously approved plans	PERMIT	DEL	17/10/2016

#### 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

This proposal is considered to be supportable in policy terms. The decking is considered to respect the character, scale, setting and design of the existing dwelling and will not result in over development of the dwelling curtilage. The proposal is not considered to result in any significantly adverse amenity issues for neighbouring properties. The development is considered to be in accordance with the following Policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, 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 negotiations 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.

16/01288/TPO	Grantlands Surgery 17 Commercial Road Uffculme Cullompton Devon EX15 3EB	Application to reduce 5 extending lateral branch ends by 3-4m and thinning of internal crown on 1 Copper Beech protected by Tree Preservation Order 16/00003/TPO	PERMIT	DEL	17/10/2016
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#### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 The works hereby permitted shall consist solely of the following: a) Crown reduce the lower 5 limbs where they extend over the surgery roof by 4m maximum, to natural growth points. b) Crown thin by a maximum of 10%, to include mostly dead and damaged material.

**Reasons**

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

**Reasons**

The works applied for will serve to alleviate the conflict between the building and the doctors' surgery. The works are acceptable and should not affect the health or amenity value of the tree.

<b>16/01296/FULL</b>	Land at NGR 303178 119931 (South Staple Farm) Hockworthy Devon	Erection of an agricultural livestock and storage building	PERMIT	DEL	20/10/2016
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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 an agricultural livestock and storage building at South Staple Farm, Hockworthy. The overall design and scale of the building 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. 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 would 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 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 determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01297/HOUSE	Homefield Tiverton Devon EX16 5NB	Installation of 2 openable windows on first floor of southeast elevation	PERMIT	DEL	19/10/2016

#### 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 application for two first floor opening windows is supported in policy terms. The scale and overall design of the proposed works respect the character, scale, setting and design of the existing building. There are no concerns with regard to overdevelopment of the curtilage of the dwelling or to have an adverse impact on the quality of amenity enjoyment by neighbouring properties. Overall the proposed development is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the NPPF.

#### Reasons

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

16/01305/ADVERT	Elsie May 10 Phoenix Lane Tiverton Devon EX16 6LU	Advertisement consent to display 1 mounted fascia sign	PERMIT	DEL	18/10/2016
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#### Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

#### Reasons

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

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

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

16/01306/HOUSE	3 Graham Close Tiverton Devon EX16 6BS	Erection of single storey extension	PERMIT	DEL	20/10/2016
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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 single storey extension and raised decking area in terms of their scale, design and position are not considered to dominate the host dwelling and are considered to be supportable in policy terms. This proposal 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 with the conditions imposed there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. In addition, the proposal is considered to respect the significance, character, setting and local distinctiveness of the conservation area within which it is sited and it not considered to cause harm. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR13, and the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13 and DM27 and Government advice in the National Planning Policy Framework.

#### Reasons

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

16/01317/HOUSE	15 Rogers Close Tiverton Devon EX16 6UW	Erection of single storey extension to rear and decking	PERMIT	DEL	18/10/2016
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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
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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 current proposal is acceptable in that the proposed extension and decking are considered to respect the character, scale, setting and design of the existing dwelling and will not result in overdevelopment of the curtilage or have a significantly adverse impact on the living conditions of neighbouring properties. The proposal is considered to comply with the requirements of relevant policy: DM13 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 discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>16/01334/HOUSE</b>	Higher Heazle Clayhidon Cullompton Devon EX15 3TH	Alterations and erection of extension	PERMIT	DEL	20/10/2016
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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 application scheme for alterations and the erection of an extension at Higher Heazle, Clayhidon is considered to be acceptable. The proposal would not result in over development of the curtilage given the large curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extensions are not considered to detract from the character and appearance of the existing dwelling or its setting. The proposal is therefore considered to comply with the following policies; COR18 of the Mid Devon Core Strategy, DM13 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01369/FULL	2nd Floor Raymond Penny House Phoenix Lane Tiverton Devon EX16 6LU	Change of use from office space (A2) to Structural Integration consulting room (D1)	PERMIT	DEL	20/10/2016

#### 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 proposed change of use of part of the 2nd floor of Raymond Penny House, Phoenix Lane, Tiverton is considered acceptable in policy terms, and will bring a currently vacant part of the building back into use. The site is located within the town centre and the primary shopping area, the proposal is considered to retain the town centres historic character, vitality and viability, will sustain diverse town centre uses and is readily accessible by public transport, walking or cycling. In addition, the site is considered to conserve the character and appearance of the Conservation Area within which it is sited. Overall the proposed development is considered to be in compliance with policies COR1, COR2, COR4, COR6, COR9, COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM1, DM2 and DM17 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 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.