

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00693/MOUT	Land at NGR 310280 114261 Hunters Hill Culmstock Devon	Outline for the erection of 13 dwellings	PERCON	COMM	28/10/2016

Conditions

- 1 Before development begins, detailed drawings to an appropriate scale of the appearance of the buildings and the landscaping (the Reserved Matters) shall be submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval for 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 begin 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 latter.
- 4 The detailed drawings required to be submitted by condition 1 shall include the following additional information: boundary treatments, existing and proposed site levels, finished floor levels, and sections through the site indicating the relationship of the proposed development with existing development and the road.
- 5 No development shall begin until an investigation and risk assessment has been 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), which shall have been previously submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings produced and submitted to and approved in writing by the Local Planning Authority. The report of the findings shall 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 shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
- 6 Should the report required by condition 5 require remediation to take place, 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 shall be submitted to and approved in writing by Local Planning Authority before development begins. The scheme shall 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.
- 7 The remediation scheme approved under condition 6 (if required) shall 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 shall 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 shall be submitted to and approved in writing by the Local Planning Authority.
- 8 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of condition 5, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of condition 6, which is subject to the prior approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by Local Planning Authority in accordance with condition 7.

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9		No development shall begin until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority to include: (a)the timetable of the works; (b)daily hours of construction; (c)any road closure; (d)hours during which delivery and construction traffic arrive at and depart from the site; (e)the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during construction; (f)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 (g)details of wheel washing facilities and road sweeping obligations together with dust suppression proposals. Construction shall take place only in accordance with the approved details.			
10		The proposed estate road, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to and approved in writing by the Local Planning Authority.			
11		The occupation of any dwelling shall not take place until the following works have been carried out in accordance with the details approved under condition 10. a)The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b)The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c)The cul-de-sac visibility splays have been laid out to their final level; d)The street lighting for the main road, cul-de-sac and footpaths has been erected and is operational; e)The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f)The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g)The street nameplates for the cul-de-sac have been provided and erected.			
12		Within twelve months of the first occupation of the first dwelling in an agreed phase of the development, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed in accordance with the details approved under condition 10 and thereafter retained and maintained.			
13		No dwelling shall be occupied until of the off-site highway works for the installation of tactile paving at the road crossings between the site and Prescott Road, and improved crossing between the site and the footpath leading to the play area have been constructed and made available for use, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority.			
14		No dwelling shall be occupied until the Sustainable Urban Drainage Scheme shown on drawing number 2185/500 Rev A has been provided in accordance with the approved details and is operational. Once provided such Sustainable Urban Drainage Scheme shall be retained, managed and maintained in accordance with long term management and maintenance details that shall have been submitted to and approved in writing by the Local Planning Authority before development begins.			
15		The development shall take place only in accordance with the recommendations in the Preliminary Ecological Appraisal by Blackdown Environmental dated April 2016 and the Tree Schedule, Impact Assessment and Arboricultural Method Statements by Blackdown Environmental dated 7th April 2016.			
16		Before their use on the development hereby permitted, details/samples of the materials, windows and doors, to be used on the external surfaces of the buildings and in any hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used.			
17		Any external lighting installed on site shall be in accordance with a sensitive lighting plan that shall have been submitted to and approved in writing by the Local Planning Authority before any external lighting is installed.			
18		No development shall begin until a temporary surface water drainage management plan, to demonstrate how surface water runoff generated during the construction phase will be managed, has been submitted to and approved in writing by the Local Planning Authority. The plan must also include details of how eroded sediment will be managed to prevent it from entering the permanent surface water drainage management system and include a timetable for the implementation of the management plan. Once approved the management plan shall be implemented in accordance with the approved details.			

Reasons

- 1 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.

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2		In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 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 Planning and Compulsory Purchase Act 2004.			
4		To ensure that adequate information is available for the proper consideration of the detailed proposals.			
5		To ensure that risks from land contamination to future users of the land, neighbouring land and uses, ecological systems and controlled waters are minimised and to ensure the development can be carried out safely, in accordance with policies DM2 and DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
6		To ensure that risks from land contamination to future users of the land, neighbouring land and uses, ecological systems and controlled waters are minimised and to ensure the development can be carried out safely, in accordance with policies DM2 and DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
7		To ensure that risks from land contamination to future users of the land, neighbouring land and uses, ecological systems and controlled waters are minimised and to ensure the development can be carried out safely, in accordance with policies DM2 and DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
8		To ensure that risks from land contamination to future users of the land, neighbouring land and uses, ecological systems and controlled waters are minimised and to ensure the development can be carried out safely, in accordance with policies DM2 and DM7 of the Mid Devon Local Plan part 3 (Development Management Policies).			
9		To ensure adequate facilities are available on site during the construction period in the interests of highway safety and to protect the amenities of existing residents, in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).			
10		To ensure that adequate information is available for the proper consideration of the detailed proposals.			
11		To ensure that adequate access and associated facilities are available for the traffic attracted to the site, in accordance with policies DM2 and DM8 of the Mid Devon Local Plan part 3 (Development Management Policies).			
12		To ensure that the access arrangements are completed within a reasonable time in the interests of safety and the amenity of residents.			
13		To minimise the impact of the development on the highway network in accordance with Paragraph 32 of National Planning Policy Framework.			
14		To minimise flood risk and provide sustainable drainage on site in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
15		To ensure protected species are not harmed by the development and the hedges and trees contribute towards the visual amenities of the area and the setting of the Blackdown Hills AONB, in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
16		To ensure the development makes a positive contribution to the visual amenities of the area and the setting of the Blackdown Hills AONB, in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
17		In accordance with the recommendations in the submitted ecology report in the interests of protecting bats and to preserve the setting of the Blackdown Hills AONB, in accordance with policies DM2 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
18		To minimise flood risk and provide sustainable drainage on site in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and in accordance with guidance contained within the DEFRA document 'Non-statutory technical standards for sustainable drainage systems'.			

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Reasons

The development is considered to be acceptable in that it represents a sustainable form of development in accordance with the provisions of the National Planning Policy Framework, the benefits of the scheme in terms of the provision of housing and affordable housing, outweighing any harm identified which is considered to be very limited. Subject to mitigation and conditions, the development is not considered to have an unacceptable impact on highway safety, the environment including flood risk and protected species, heritage assets and local residents. Financial contributions are to be provided in respect of improvements to public open space and education infrastructure and the development attracts the payment of a New Homes Bonus. The development is considered to be in accordance with policies COR1, COR2, COR9 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1), AL/DE/3, AL/DE/4, AL/DE/5, AL/IN/3 and AL/IN/5 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), DM1, DM2, DM7, DM8 and DM29 of the Mid Devon Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework. The proposed development is considered to be contrary to policies COR17 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policy CL2 of the emerging Local Plan Review 2013-2033 Proposed Submission in that it provides additional dwellings on a larger site, however, as stated above the benefits of the scheme are considered to outweigh any harm and the development is considered to be in accordance with the National Planning Policy Framework as a whole.

Reasons

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

16/00709/FULL	4 Exeter Road Silverton Exeter EX5 4HX	Erection of a bungalow following removal of garage and shed	PERCON	DEL	26/10/2016
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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 Subject to the effect of any condition of this permission, the development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to its use on site, samples of the materials to be used for the roof of the building will 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 the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall first have been submitted to, and be approved in writing by, the Local Planning Authority.
- 5 No development shall begin until an Arboricultural Method Statement and Tree Protection Plan to protect the trees to be retained on the site has been submitted to, and 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.
- 6 No other part of the development shall be commenced until the parking and turning areas have been provided details that shall have previously been submitted to, and been approved in writing by, the Local Planning Authority. Following their provision these facilities shall be so retained.
- 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 and E of Part 1, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 8 Working details of the external windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority before their installation in the building. Installation of the windows and doors shall be in accordance with the approved details and shall be so retained.

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- 9 Prior to the first occupation of the dwelling hereby approved, the timber fencing as shown on drawing 11-22-1-023A titled roof plan, received by the Local Planning Authority on the 21st June 2016 shall be provided at a height of no less than 1.8 metres, 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 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, DM15 and DM27.
- 4 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with Policy DM27 of Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework (NPPF).
- 5 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 6 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 7 To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and turning areas and amenity space are maintained for the proposed dwelling in accordance with Policies DM2 and DM15 of the Local Plan Part 3 (Development Management Policies).
- 8 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area and 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 and DM27.
- 9 To ensure both properties are afforded adequate private amenity space, in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Silverton. The proposed development will be at a density compatible with its surroundings and the design of the proposal will reasonably complement the appearance of the streetscene, and the conservation area within which the site is located. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwelling and the neighbouring properties, so as not to adversely affect the living conditions of the occupiers of those dwellings. The proposal is therefore in accordance with policies COR9, COR2 and COR17 of the Mid Devon Core Strategy (Local Plan 1), together with Policies DM1, DM2, DM3, DM8, DM14, DM15 and DM27 of the Local Plan Part 3.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00750/FULL	Land at NGR 284927 114041 (Edgeworthy Farm) Nomansland Devon	Variation of condition (2) of appeal decision APP/Y1138/A/14/2211282 relating to planning application 13/01170/FULL to allow the substitution of previously approved plans	PERCON	COMM	26/10/2016

Conditions

- 1 The development hereby permitted shall be begun before the 23rd May 2017.
- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings: WIN01_EDG4_SP_005 Site Plan; WIN01_EDG4_ELo_005 Elevation overview; WIN01_EDG4_Elex_Na_006 North Elevation - Section A with existing buildings; WIN01_EDG4_Elex_Nb_006 -North Elevation - Section B; WIN01_EDG4_Elex_E_006 East elevation with existing buildings; WIN01_EDGE4_Elex_Sa_006 South elevation - Section A with existing buildings; WIN01_EDE4_Elex_Sb_006 South elevation - Section B with existing buildings; WIN01_EDGE4_Elex_Sc_006 South elevation - Section C with existing buildings; WIN01_EDGE4_Elex_W_006 West elevation - with existing buildings; WIN01_EDG4_SPOv_004 Site plan overlay Proposed and Approved Developments; Fig 1 Overview of Digestate Main location - Mid Devon; WIN01_EDG4_ELOvE_003 Figure 5: Elevation overlay
- 3 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction shall be carried out in accordance with the approved Plan.
- 4 No development shall take place until a Transport Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of vehicle types and sizes to be used and methods to ensure that mud, manure and silage or other materials is not deposited on the public highway. The hereby permitted development shall only be operated in accordance with approved Plan.
- 5 The operator of the development hereby approved shall keep records to include the number of vehicles which enter or leave the site associated with the operation hereby approved. The records shall also include the size, type and load details, as well as the vehicles point of origin or ultimate destination. These records shall be made available to the local planning authority within 14 days of a request that they are to be inspected.
- 6 Notwithstanding the details on the approved drawings, the anaerobic digester hereby permitted shall not be brought into its intended use until: -A digestate pipeline has been laid and is operational; -Insofar as the pipeline is in the Mid Devon Local Planning Authority area it has been installed in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority; -Insofar as the pipeline is in the North Devon Local Planning Authority area it has been installed in accordance with a planning permission for it; The pipeline shall be retained and operated as such thereafter and it shall be the only means by which Digestate is transported to fields for spreading.
- 7 i) The feedstock for the anaerobic digester shall be slurry, manure, grass and arable crops only. The slurry and manure shall be that produced only at Edgeworthy Farm, Merrifield Hayes Farm and Pulsards Farm, Cruwys Morchard. ii) A log book shall be maintained and completed detailing where and when the feedstock(s) for the AD plant have come from. The log book shall record name of farm, plot, supplier, number and gross and net weight of vehicles along with date and time of feedstock delivery. iii) No other sites are to be utilised for feedstock source. Such log book records shall be submitted to the Local Planning Authority quarterly or within and other frequency as requested by the Local Planning Authority. iv) Records of feedstock input into the digester by weight from the hopper shall be kept and submitted to the Local Planning Authority in writing quarterly or within any other frequency as requested by the Local Planning Authority.
- 8 No development shall take place until details of the external finishes and colours of the building materials to be used shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include details of the final colour of the gas domes. Development shall be carried out in accordance with the approved details and it shall be retained as such thereafter.

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9		There shall be no external lighting associated with the development hereby permitted unless in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority.			
10		No development shall take place until details of existing ground levels and proposed floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted have been carried out in accordance with the approved details.			
11		No development shall take place until a sustainable drainage system for the management of surface water from the development, including a timetable for its provision, has been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage system shall be completed in accordance with the approved details and timetable and it shall be retained and operated as such thereafter.			
12		The permission hereby granted is for a 200kw anaerobic digester only. Power generation from the development shall not exceed 200kw averaged over a quarterly period (such quarterly period to commence from the first Feed tariff submissions and continue thereafter). Such records of power generation shall be kept and submitted quarterly in writing to the Local Planning Authority.			
13		The Local Planning Authority shall be afforded access at reasonable times to all on site monitoring systems associated with the operation of the AD plant hereby granted.			
14		Prior to the commencement of development, a plan and details of the drainage system to link the Anerobic Digester installation to the existing lagoon (i.e. to the south of the Anaerobic Digester Plant) in the event of an emergency spillage, shall be submitted to and approved in writing by the Local Planning Authority. This emergency drainage system shall be provided in full prior to the Anerobic Digester first being brought into use and shall be permanently retained and maintained 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 minimise any impact of the proposal on the road network and to protect the amenity of nearby residents in accordance with the National Planning Policy Framework and Policies DM2 and DM7 Local Plan Part 3 (Development Management Policies).
- 4 To minimise any impact of the proposal on the road network.
- 5 To minimise any impact of the proposal on the road network.
- 6 To minimise any impact of the proposal on the road network.
- 7 The application has been considered as an on-farm anaerobic digester to process slurry from Edgeworthy Farm and not as a general waste facility and consideration of the impacts on the environment, neighbouring residents and the road network has been made on this basis and in order to accord with Policies DM2, DM5 and DM22 of the Local Plan Part 3 (Development Management Policies).
- 8 To protect the character and appearance of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM5 and DM22 of the Local Plan Part 3 (Development Management Policies).
- 9 To protect the rural character of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM5 Local Plan Part 3 (Development Management Policies).
- 10 For the avoidance of doubt and to protect the rural character of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM5 Local Plan Part 3 (Development Management Policies).
- 11 To ensure adequate facilities are provided for the disposal of surface water from the development in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

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- 12 For the avoidance of doubt, to minimise any impact on the highway network and to ensure the development operates in accordance with submitted details.
- 13 To ensure the AD plant operates in accordance with the parameters and limitations as approved and as set out within the application and its supporting information.
- 14 To ensure that in the event of an emergency spillage. The Anaerobic Digester is connected to an alternative drainage system and prevent pollution of nearby watercourses.

Reasons

The proposal is considered to be acceptable as planning permission has previously been granted for the installation of an anaerobic digester on the site and this current application proposes to alter the layout and appearance of the equipment/plan required to form the Anaerobic Digester. Approval of this application would result in the Anaerobic Digester having a different appearance and a larger capacity digester tank than approved on appeal under application reference 13/01170/FULL. The digester will produce renewable electricity and process raw slurry and manure. A proportion of the resulting digestate will be pumped to nearby fields in order to reduce tanker movements on the road network. The proposed Anaerobic Digester is to be located adjacent to an existing farm unit and is considered to have an acceptable visual impact. The permission granted at appeal under reference 13/01170/MFUL is not able to be completed as the technology contractor is unable to provide the equipment. This has necessitated a change to the layout and appearance of the equipment to be used to form the Anaerobic Digester. It is not considered that the change of the site layout and appearance of the equipment will result in any material harm to the living conditions of neighbouring occupiers and, through the imposition of conditions, any environmental impacts relating to surface water drainage, biodiversity off-setting can be mitigated. The proposal is considered to comply with the relevant Policies: COR2, COR5, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM5, DM6, DM7 and DM22 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.

16/01037/TPO	Land at NGR 294716 111340 (Between Howden Hayes & Little Howden) Aubyns Wood Avenue Tiverton Devon EX16 5DE	Application to reduce the height of 1 Oak tree by up to 10m, and 1m reduction to lower limbs overhanging adjacent property protected by Tree Preservation Order 06/00016/TPO	PERMIT	DEL	27/10/2016
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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.
- 3 The works hereby permitted shall consist solely of the following: a) Reduce the height of the tree by up to 10m b) Slight reduction where lower limbs are encroaching into neighbouring property, maximum 1m reduction

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- 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 application to fell the tree should be refused. However, work is required to make the tree safe and as such this can be agreed under this current application as lesser works.

16/01047/FULL	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.
- 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.

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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.

16/01053/MFUL	Muddifords Court Sampford Peverell Tiverton Devon EX15 2QG	Retention of change of use of dwelling to a mixed use of dwelling and bed and breakfast accommodation; cider barn from additional living accommodation to function room; Shippen from redundant building to function room including bar, toilet, shower area; a	PERMIT	DEL	25/10/2016
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Conditions

- 1 The commencement of this development is taken to be 26th July 2016, the date this application was validated.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Visibility splays shall be provided, laid out and maintained for that purpose at the site access where the visibility splays provide inter visibility between any points on the X and Y axes at a height of 0.60 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 45.00 metres in both directions.

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 provide adequate visibility from and of emerging vehicles.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Site Located in open countryside (COR18) but set in large grounds with no immediate neighbours. It has been operating for some years as a B & B, wedding venue and holiday facility with no known concerns from residents and no existing issues raised by Environmental Health in their response. The site is relatively level, as is the surrounding countryside here and consequently there are limited views in to the site other than from directly on the highway to the front of the property. The National Planning Policy Framework (NPPF) and Mid Devon Local Plan encourage tourism proposals which are relatively small scale and therefore limited impact in their surroundings. In summary, this site has been operating for a number of years with no known issues. On this basis, it is not considered necessary to apply onerous conditions to the consent. The proposal complies with the policies set out below.

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.

16/01104/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
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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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

16/01278/FULL	Land and Buildings at NGR 269661 105378 (Leigh Barton) East Leigh Devon	Conversion of agricultural storage building to office/wetroom	PERCON	DEL	28/10/2016
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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 their use on site, samples of the materials to be used on 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.
- 4 No development shall begin until details of all measures of proposed repairs to the existing fabric, including cob repairs and details of how and where any new materials will be inserted, shall be submitted to and approved in writing by the Local Planning Authority. The works of conversion shall be carried out in strict accordance with these agreed details.
- 5 The farm office hereby approved shall be used in association with the farm business operating from the holding currently known as Leigh Barton, and shall not be used, let or otherwise disposed of as a separate unit of accommodation or for any other commercial purposes.
- 6 The roof lights hereby approved shall be a conservation flush fitting style only and shall be retained as such in perpetuity.
- 7 The comments and recommendations set out in the Ecological Survey Report by David F Wills Ecological Consultant (dated September 2015) received by the Local Planning Authority on 21st September 2016 shall be complied with in full during construction of the development hereby approved.

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 listed building in accordance with policy DM27.
- 4 To ensure the character of the building is retained and to protect the building during the conversion works in accordance with policy DM27.
- 5 To protect the character and appearance of the setting of the listed building and the general amenity of the area in accordance with policy COR18.
- 6 To protect the character and appearance of the listed building in accordance with policy DM27.
- 7 To ensure the protection of any ecological interest at the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the conversion of agricultural storage building to office and wet room is considered to be supportable in policy terms. The building is a small cob structure attached the end of the grade II* listed farmhouse. The design of the works are considered to be acceptable and the proposal will present as subservient to the main dwelling. The proposal does not harm the character or appearance of the listed building or result in the loss of any historic building fabric. It is not considered that the proposal would result in any unacceptable adverse impacts to the amenity of nearby properties or be likely to harm any biodiversity interests at the site. Overall the proposal is considered to be acceptable in accordance with the following policies Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2, DM27 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 negotiation and discussions with the applicants agent 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.

16/01279/LBC	Land and Buildings at NGR 269661 105378 (Leigh Barton) East Leigh Devon	Listed Building Consent for conversion of agricultural storage building to office	PERCON	DEL	28/10/2016
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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 The internal walls of the building to be converted, shall not be lined internally. Prior to its use on site, a sample of the render to be used on the internal and external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Such approved finishes shall be used and retained as such.

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 To ensure the use of materials appropriate to the development to protect the character and appearance of the listed building in accordance with policy DM27.

Reasons

The application for the conversion of agricultural storage building to office and wet room is considered to be supportable in policy terms. The building is a small cob structure attached the end of the grade II* listed farmhouse. The design of the works are considered to be acceptable and the proposal will present as subservient to the main dwelling. The proposal does not harm the character or appearance of the listed building or result in the loss of any historic building fabric. Overall the proposal is considered to be acceptable in accordance with policy Local Plan part 3 (Development Management Policies) DM27 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01284/FULL	3 Prispén House Prispén Drive Silverton Exeter Devon EX5 4DR	Replacement of existing timber patio door with UPVC door	REFUSE	DEL	25/10/2016

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 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 replacement of the existing timber patio door with the UPVC door specified with thick UPVC frames that are not flush fitting with the frame, internal glazing bars, heavy external hinges and an external cill would harm the uniform and high quality appearance of the development to an unacceptable degree. The development is considered to be contrary to policies DM2 and DM13 of the Local Plan 3 Development Management Policies which seek to create visually attractive places and ensure that development to existing dwellings respects the character, setting and design of the existing dwelling.

16/01286/TPO	1 Blundells Square Horsdon Road Tiverton Devon EX16 4FE	Application to crown thin by 20-30% and cut back side overhanging garden by 1.2-2m of one Oak tree protected by Tree Preservation Order No. 04/00013/TPO	REFUSE	DEL	28/10/2016
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Reasons

- 1 The proposed works are not arboriculturally justified and likely to cause damage to the health of the tree. The pruning works will not achieve a great improvement in the light levels into the property due to the orientation and location of the property. It was always the intention to retain this mature Oak in this location as an amenity tree.

16/01308/FULL	Land and Buildings at NGR 288490 110302 (South Eastway Farm) Penny Moor Devon	Erection of a replacement building for engineering business	PERMIT	DEL	26/10/2016
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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 shall be carried out at all times in accordance with section 6. Evaluation and Recommendations of the Preliminary Ecological Appraisal by Blackdown Environmental dated July 2016 and received by the Local Planning Authority on 30th August 2016.
- 4 The application site including any buildings thereon shall be used for purposes defined by Classes B2 and B8 of The Town and Country Planning (Use Classes) Order 1987 (or any other Order enacting or re-enacting that Order with or without modification) only.

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.
- 3 To ensure that development does not have an adverse impact upon protected species.
- 4 In the interests of highway safety, to restrict traffic generation to that which is acceptable on the local highway network, in accordance with policies DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application scheme for the erection of a replacement building for the existing engineering business on the site is considered to be acceptable. The proposed building is smaller than the existing in terms of its floor area. The overall height of the proposed replacement building will be higher but it is not considered that the height increase will cause any significantly adverse impacts on the character and appearance of the area or negatively affect the amenity of nearby occupants of neighbouring residential properties. The road network in the area is very rural but it is considered that it would be able to support the proposed existing use of the site to be continued. Overall the application scheme is considered to comply with the following policies; COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM20 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 determining the application in a timely manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/01312/FULL	12 Church Street Tiverton Devon EX16 5HX	Change of use of ground floor from residential to A3 use	PERMIT	DEL	27/10/2016
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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 ground floor unit (A3 Use) shall be used/run in conjunction with the occupation of the residential accommodation on the first and second floors (C3 Use) of the property. No part of the property shall be let, sold or otherwise occupied independently of each other.

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 amenity, privacy and security of occupiers of the residential unit on the first and second floors, having regard to the way in which the property is accessed via the proposed A3 unit in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

This application seeks permission for the change of use of ground floor from residential to A3 Use. The property is a grade II listed building in the Tiverton Conservation Area. No physical works are proposed which would affect the setting or character of the listed building or the conservation area. The change of use is considered to be acceptable as a matter of principle. The proposed change of use is therefore in accordance with policies COR13 of the Local Plan Part 1 (Core Strategy), DM2, DM16 and DM27 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 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.

16/01352/PNCOU	Land at NGR 303559 119026 (Burnt House) Hockworthy	Prior notification for the change of use of agricultural building to dwelling under Class Q	PNP	DEL	28/10/2016
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Reasons

- 1 Insufficient information has been provided in order to determine whether the application is permitted development under Class Q. In this instance operational development is required to convert the building and therefore it is not possible for the application to be determined under Class Q(a) only.

16/01356/FULL	Land at NGR 295987 113465 Isabella Road Tiverton Devon	Variation of conditions 2 and 6 imposed under appeal reference APP/Y1138/A/11/2156162 relating to planning application 10/01547/FULL to allow substitute plans and an additional window on the North elevation	PERCON	DEL	27/10/2016
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Conditions

- 1 The date of commencement of this development shall be taken as 2nd September 2016, the date the application was registered by the Local Planning Authority.
- 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 materials to be used on the external surfaces of the dwelling shall be those approved under planning permission reference 10/01547/FULL.
- 4 The dwelling shall not be first occupied until the surfacing and drainage of the vehicular access, parking and turning areas shown on the approved drawings has been completed in accordance with details approved under planning permission reference 10/01547/FULL.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		The dwelling shall not be first occupied until the boundary treatments, including the 1.8 metre close boarded fence set back from the northern boundary, shown on approved drawing number 01406/8 Rev 3 have been provided in accordance with that drawing. Once provided such boundary treatments shall be permanently so retained. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no boundary treatment other than those shown on approved drawing number 01406/8 Rev 3 shall be erected along the northern boundary of the site without planning permission first being granted.			
6		Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no other windows or openings shall be inserted into the northern elevation of the dwelling other than those shown on the approved plans, without planning permission first being granted.			
7		Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no development of the types referred to in Classes B and C of Part 1 of Schedule 2, relating to additions and alterations to the roof, shall be undertaken within the development curtilage without planning permission first being granted.			

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure the development makes a positive contribution to the visual amenity of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure facilities are available for vehicles attracted to the site and that these areas are appropriately drained, in accordance with policy DM8 of the Local Plan Part 3 (Development Management Policies).
- 5 To protect the privacy and amenity of neighbouring residents and to ensure the amenity of users of the footway along the northern side of the site, in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To protect the privacy and amenity of neighbouring residents and to ensure the amenity of users of the footway along the northern side of the site, in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To protect the privacy of neighbouring residents, in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that the potential for loss of privacy through the provision of an additional window in the northern elevation has been addressed by the provision of a 1.8 metre high close boarded fence, set back from the boundary. The internal layout alterations and replacement of the garage with 2 parking spaces are considered to be acceptable. All other aspects of the scheme remain as originally granted. The development is considered to be in accordance with policies COR13 of the Mid Devon Core Strategy (Local Plan Part 1), and DM2, DM8, DM14 and DM15 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. 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
16/01357/HOUSE	22A Tiverton Road Cullompton Devon EX15 1HT	Replacement of door and 4 windows to front elevation	PERMIT	DEL	28/10/2016

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 Notwithstanding the sketch drawings of the proposed replacement windows, no replacement windows shall be installed until full and accurate elevational drawings have been submitted to and approved in writing by the Local Planning Authority. The drawings should be at a recognised metric scale showing equal sight lines, proposed run through sash horns and the vertical glazing bar. The windows installed shall be in strict accordance with the approved details and 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 replacement windows are appropriate to the character and appearance of the property and to this part of the conservation area.

Reasons

The proposed replacement door is considered to be acceptable; the principle of replacement windows and use of double glazing is acceptable but must be subject of accurate drawings being submitted and approved to ensure that the proposal meets the objective of protecting the character and appearance of the conservation area. Subject to this the proposal is in accordance with the Mid Devon Local Plan Part 3 policy DM27.

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.

16/01360/HOUSE	The Coach House 1 Home Orchard Sampford Peverell Tiverton Devon EX16 7FD	Erection of first floor balcony	PERCON	DEL	28/10/2016
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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 begin until written details including colour and finishes of the materials to be used in the construction of the balcony shall have been submitted to the Local Planning Authority and agreed in writing. Only the agreed materials shall be used in the construction of the balcony, and shall thereafter be retained as such.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 Before the balcony hereby approved is first brought into use, a 1.8m high obscure screen shall be provided on the northern elevation of the balcony in accordance with details that shall first have been submitted to, and agreed in writing by the Local Planning Authority. Once provided, the screen shall thereafter be retained as such.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the visual amenities of the conservation area in accordance with Policy DM27 of Local Plan Part 3 (Development Management Policies).
- 4 In order to provide adequate privacy for neighbouring properties, in accordance with Policies DM2 and DM13 of Local Plan Part 3 (Development Management Policies).

Reasons

Subject to the imposed conditions, the proposed erection of first floor balcony is considered to be acceptable in terms of its scale, design and position at rear of the property. The proposed development is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in overdevelopment 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. A condition is put on this permission to receive details of the colour and finish of the proposed materials to be used in the construction of the balcony in order to safeguard the visual amenities of the conservation area. Overall the proposal is considered to comply with the following Policies: Mid Devon Core Strategy (Local Plan Part 1) COR17, Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27 and the National Planning Policy Framework.

Reasons

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

16/01374/HOUSE	Kilnview Farm Westleigh Tiverton Devon EX16 7EW	Erection of two storey extensions to side and rear, sun room and porch (Revised scheme)	PERMIT	DEL	25/10/2016
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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 external finishes of the development hereby permitted shall be as set out in the approved plans, to also include vertical Oak cladding to the rear flat roofed extension, and the new slate to match the existing slates on the original roof of the house, and be so retained.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and the character and appearance of the conservation area in accordance with Adopted Mid Devon Local Plan Part 3 DM2, DM13.

Reasons

The proposed erection of two storey extensions to the side and rear of the property by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within the countryside. It is not considered that the development detracts from the character or appearance of the area. On this basis the proposal is considered to sufficiently comply with the following policies; Local Plan part 3 (Development Management Policies) DM13 and DM2 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. 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.

16/01378/FULL	South Hayne Farm Cottage Shillingford Tiverton Devon EX16 9BL	Variation of condition (c) of planning permission 84/00694/FULL to allow the use of holiday cottage by immediate family and carers in addition to the holiday occupation	PERMIT	DEL	28/10/2016
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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 shall be occupied only for the following purposes: a)for holiday purposes; and/or b)as accommodation ancillary to the use of the adjoining dwelling known as South Hayne Farm, Shillingford. In the case of the building being used for holiday purposes, the owners/operators shall maintain an up-to-date register of occupiers of the building, including their names, arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to 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.
- 3 An isolated permanent separate dwelling in the countryside would be contrary to policy COR18 of the Mid Devon Core Strategy (LP1) and the National Planning Policy Framework which seek to direct development to the most sustainable locations

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal is considered to be acceptable in that the use of the holiday let as a holiday let or as ancillary accommodation to the main house is considered to be acceptable and have policy support. The development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan 1) and DM13 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.

16/01388/HOUSE	Wyndhams School Road Silverton Exeter Devon EX5 4JH	Erection of a two-storey extension and garage and alteration to existing access	PERMIT	DEL	28/10/2016
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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 external finishes of the development hereby permitted shall match in material, colour, style and texture those of the existing building.
- 4 The new vehicular access shall not be brought into use until: a)the ground levels within the visibility splay indicated by red hatching on drawing number 291_101.03 Rev C have been reduced to no more than 600mm above adjoining road level; and b)the parking and turning areas indicated on drawing number 291_101.03 Rev C have been surfaced and drained in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, such facilities shall be permanently retained and maintained for such purpose in accordance with the approved details. The visibility splays shall be permanently retained and maintained so that there is no obstruction to visibility within these splays over 600mm above adjoining road level.

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 and detailing appropriate to the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13.
- 4 In the interest of highway safety.

Reasons

The proposed extension, carport and new access by virtue of their overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The new access has adequate visibility for emerging vehicles and is not considered to materially harm road safety. As such the proposal is considered to comply with policies, COR2, DM2 and DM13.

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 the following 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.

16/01426/TPO	5 Eastwick Barton Nomansland Tiverton Devon EX16 8PP	Application to reduce the crown of 1 Ash tree by 6m protected by Tree Preservation Order 02/00008/TPO	REFUSE	DEL	25/10/2016
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Reasons

- 1 Refuse permission due to a lack of arboricultural justification for the works. The suggested pruning works would have a detrimental effect on the health and appearance of the tree.
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