

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/00573/FULL	Land at NGR 283096 113579 (Menchine Farm) Nomansland Devon	Erection of new building for processing digestate fibre in association with existing AD plant	PERCON	COMM	03/11/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The proposed scheme of landscaping adjacent to the application building as shown on plan MF/FB/01B and as required as part of the scheme approved for the AD plant shall be carried out in the first planting season following the construction of the building hereby approved. In addition a further scheme of planting immediately to the south and west of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of its construction, and shall be implemented in the first planting and seeding season following the construction of the building hereby approved. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
- 4 The building hereby approved shall only be used to process digestate fibre that is produced as a by-product of the operation of the AD plant at Menchine farm as approved under Local Planning Authority Application reference: 14/00575/MFUL and no digestate fibre or other product from any other AD plant.
- 5 Records to include the amount of digestate fibre processed at the building hereby approved on a quarterly basis shall be kept and made available for inspection by the Local Planning Authority on request. The records shall confirm the weight and date of the material brought into the building and the load weight and numbers of vehicles exporting the processed material in pelleted format away from the site. These records shall be made available to the Local Planning Authority on request.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of the visual amenity of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 4 In the interest of minimising the number of vehicular trips that would be generated on the local highway network and in order to protect the general amenities of the locality of Nomansland in accordance with Policies DM1, DM2, DM5 and DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 In the interest of minimising the number of vehicular trips that would be generated on the local highway network and in order to protect the general amenities of the locality of Nomansland in accordance with Policies DM1, DM2, DM5 and DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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Reasons

The proposal is for the erection of a further building on the Menchine Farm complex to enable the processing of digestate into a pellet format. The siting, location and design of the building is such that it is not considered that the proposed development would harm the landscape character and/or visual amenities of the area in the long term or the living conditions of any nearby residential dwellings when considered individually and/or cumulatively character with the existing buildings and lawful uses on the farm complex. Furthermore the proposals raise no traffic and/or transportation concerns. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable development within the rural economy. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy and Policies DM1, DM2, and DM22 of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies) and government policy as contained 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 application has been determined in a timescale agreed by the applicant and has been determined with a positive outcome. 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.

16/00693/MOUT	Land at NGR 310280 114261 Hunters Hill Culmstock Devon	Outline for the erection of 13 dwellings	PERCON	COMM	28/10/2016
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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.

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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.			
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.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.
- 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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'.			

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.

16/01121/HOUSE	Lucas Farm Uffculme Cullompton Devon EX15 3AZ	Erection of extension to provide an office, ancillary storage, workman's shower, changing area and utility space	PERMIT	COMM	04/11/2016
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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 materials used for the external surfaces of the development hereby approved shall match those on the existing dwelling (including in colour and texture and the colour of mortar used).
- 4 Other than the two storey glazed link shown on the approved plans, the development hereby approved shall only be used in conjunction with the operation of the agricultural activities associated with the holding presently known as Lucas Farm and shall not be used as domestic or residential accommodation.

Reasons

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

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- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of appropriate materials so that the development does not adversely impact upon the amenity of the existing dwelling, in accordance with policies DM2 and DM13 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure the accommodation provided is used to support the agricultural activities of the holding and to ensure that the accommodation does not become part of the main dwelling, the resultant size of which could not be justified by the size of the holding, in accordance with policies COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM10 of Local Plan Part 3 (Development Management Policies).

Reasons

The existing farm business has grown significantly since being established and now employees 20 members of staff. As a result of this level of success, the scale of the extension is acceptable and the needs of the business justify the accommodation proposed. The development will enable the proper running of the business and provide suitable areas for staff to rest. The application is in accordance with policies COR18 of Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM10 of Local Plan Part 3 (Development Management Policies).

Reasons

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

16/01181/HOUSE	3 The Avenue Tiverton Devon EX16 4HR	First floor extension over existing bungalow to include a two storey porch, two storey rear extension and attached	PERMIT	DEL	04/11/2016
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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 extension terms of its scale, design and position is considered to be supportable in policy terms and will not negatively impact on the streetscene of the immediate area. On balance the proposed extension would not result in over development of the dwelling curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR13, Local Plan part 3 (Development Management Policies) DM2, DM8, DM13 and DM27 and Government advice in the National Planning Policy Framework.

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Reasons

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

16/01210/FULL	Land at NGR 274885 105456 (Sharland Farm) Morchard Bishop Devon	Variation of condition (2) of planning consent 15/00537/MFUL to extend temporary planning permission term granted from 25 years to 30 years from the date of operation	PERCON	COMM	04/11/2016
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Conditions

- 1 The development hereby permitted shall begin no later than three years from 8th July 2015, which is the date of the original planning permission as granted under Local Planning Authority ref: 15/00537/MFUL.
- 2 i) The solar PV facility shall cease to generate electricity on or before a date 30 years after the date of first export of electricity from the site. ii) Confirmation of the first export date shall be provided by the undertaker to the Local Planning Authority within one month of its occurrence.
- 3 The development hereby permitted shall be carried out in accordance with the plans listed in the schedule on the decision notice.
- 4 No other part of the development hereby approved shall begin until the site access arrangement as indicated on drawing SHF_02 has been provided. Such site access arrangements shall be so retained. This point of access shall be used at all times, and at no time shall Sharland Lane be used to access the site.
- 5 The surface treatment of the new route as required by condition 4 above shall be completed in accordance with the details agreed pursuant to planning application 15/00537/MFUL by letter dated 5th September 2016.
- 6 Not less than 12 months before the expiry of the planning permission as set out in condition 2 or within 3 months of any prior cessation of electricity generation from the site, a scheme for the decommissioning and restoration of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the following information: a) details of the removal of the solar PV panels, frames, inverter modules, substation, fencing and cabling and restoration of the land b) parking of vehicles for site personnel operatives and visitors c) loading and unloading of plant and materials d) storage of plant and materials e) programme of works including measures for traffic management f) provision of boundary hoarding behind any visibility zones g) vehicle wheel wash facilities h) highway condition surveys i) extended Phase 1 Habitat survey which covers the whole of the site and predates the date of cessation of electricity generation by no more than 12 months. The approved decommissioning and restoration scheme shall be fully implemented within 6 months of its approval or the cessation of electricity generation, whichever is the later date.
- 7 The development hereby approved shall be carried out in conformity with the Construction Management Plan agreed pursuant to planning application 15/00537/MFUL by letter dated 5th September 2016.
- 8 No external artificial lighting shall be installed at the site without planning permission first having been obtained.
- 9 All cables shall be placed underground, except at the point of connection to the electricity grid system.

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10		The swales shown on PFA Consulting drawing number L338/06 (Proposed Drainage Arrangements) shall be provided at 2m wide and 0.3m deep and shall be completed prior to the first export of electricity from the solar PV array. Following their provision the swales shall be managed and maintained in an operational condition until the site has been decommissioned in accordance with condition 6.			
11		The ecological mitigation and enhancement measures as contained in the Biodiversity Management Plan by Avian Ecology (issue date 29 March 2015) shall be implemented in full prior to the first export of electricity from the solar PV array.			
12		The ecological monitoring measures, habitat management measures and management schedule as contained in the Biodiversity Management Plan by Avian Ecology (issue date 29 March 2015) shall be adhered to from the date that development on the site begins until the date the site has been decommissioned in accordance with condition 11.			
13		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 90.00 metres in both directions. These works should be completed prior to the commencement of the operation of the development hereby approved and maintained as such thereafter.			
14		The site access road shall be hardened, surfaced, drained and maintained thereafter for a distance of not less than 6.00 metres back from its junction with the public highway. These works shall be completed prior to the commencement of the operational development hereby approved, and maintained as such thereafter.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To reflect the temporary nature of the proposal in the interests of visual amenity in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 In the interests of highway safety to minimise the impact of the development on the highway network through the provision of an appropriate construction access in accordance with Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To achieve restoration of the temporary access land in the interests of visual amenity in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 6 To achieve restoration of the site in the interests of visual amenity in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 7 To ensure that adequate facilities are provided during the construction phase of the development, in the interests of highway safety in accordance with Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 8 To minimise the potential for light pollution and disturbance to local amenity in accordance with Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies), Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 9 To safeguard the visual amenities of the area in accordance with Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies), Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 10 To prevent an increase in flooding and to provide adequate means of surface water disposal, in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR11 and DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 11 In the interests of safeguarding protected species and their habitat in the carrying out of this proposed development in accordance with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM5 and DM28 of Local Plan Part 3 (Development Management Policies).

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- 12 In order to secure a net gain in biodiversity in accordance with Policy DM28 of Local Plan Part 3 (Development Management Policies).
- 13 To provide adequate visibility from and of emerging vehicles in accordance with Policy COR9 of Mid Devon Core Strategy (Local Plan Part 1).
- 14 To prevent mud and other debris being carried onto the public highway in accordance with Policy COR9 of Mid Devon Core Strategy (Local Plan Part 1).

Reasons

Subject to the conditions as recommended it is not considered that an extension of the lifetime of the development approved under Local Planning Authority ref: 15/00537/MFUL for 30 years (a further 5 years) will materially affect the impact of the development upon the historic, visual and landscape character of the area, any ecological and/or wildlife interest at or adjacent to the site, highway safety matters, flooding and drainage considerations and/or the residential amenity of nearby properties. On this basis the application scheme (to extend the life time of the development) remains in accordance with Policies COR2, COR5, COR9, COR11 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM5 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 the following: Completing the assessment of the planning application proposal with a positive outcome in accordance with a timescale agreed by the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/01212/FULL	Springfield House Cove Tiverton Devon EX16 7RN	Change of use of land from orchard to garden and erection of garden studio	PERMIT	DEL	04/11/2016
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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 For the avoidance of doubt, the studio building hereby permitted shall not be used other than required for purposes incidental to the residential occupation of the dwelling known as Springfield House, Cove and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The impact of the provision of a separate unit of accommodation or of a commercial unit would need to be given proper consideration in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan 1) and Policy DM20 of Local Plan Part 3 (Development Management Policies).

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Reasons

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

Reasons

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

16/01278/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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

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.

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. 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.

16/01280/FULL	Land and Buildings at NGR 273193 93751 (West Ford Farm) Cheriton Bishop Devon	Conversion of redundant barn to holiday let	PERCON	DEL	02/11/2016
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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 (i) The holiday accommodation unit hereby approved shall be occupied for holiday purposes only. (ii) The holiday accommodation unit hereby approved shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 Prior to their installation, working details of the new external windows, including sections, mouldings and profiles, finishes and glazing, shall be submitted to, and approved in writing by the Local Planning Authority. Installation of the doors/doorframes and windows shall be in accordance with these approved details, and be so retained.
- 5 The development hereby permitted shall be carried out at all times strictly in accordance with the conclusions and recommendations of the Preliminary Ecological Assessment by George Bemment Associates (May 2016).

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 located outside of any settlement limits in the open countryside, where permanent dwellings with unrestricted occupation is contrary to adopted planning policy, this application has been assessed on the basis of a holiday unit which is acceptable in accordance with policy DM11 and DM24. In addition the use of it as a separate dwelling could have a detrimental impact of the setting of the building in relation to the group of listed buildings on the site.
- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy DM2 and DM27 of Mid Devon Local Plan part 3 (Development Management Policies).
- 5 To safeguard any biodiversity interest at the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application scheme for the conversion of redundant barn to a holiday let is considered to be supportable in policy terms. The conversion of the barn to a holiday let is supported in principle by both policy DM11 and DM24. The proposed use of the building as a holiday let, as an expansion of the existing Bed and Breakfast offering at West Ford farm, and being located in close proximity to the Two Moors Way and local wedding adds to the policy support that can be provided for the use of the building given its countryside location. The design of the proposed conversion does not require any substantial extension or alteration of the building and is considered to respect the character and appearance of the existing building. There are no highway or parking issues arising from the proposal. The scheme is not likely to harm any biodiversity interests at the site. Overall it is not considered that the proposal would harm the character or appearance of the listed building that is proposed to be converted, or detract from the setting of the surrounding listed buildings. The proposal 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, DM8, DM11, DM24 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.

16/01281/LBC	Land and Buildings at NGR 273193 93751 (West Ford Farm) Cheriton Bishop Devon	Listed Building Consent for conversion or redundant barn to holiday let	PERMIT	DEL	02/11/2016
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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.

Reasons

The application scheme for the conversion of a redundant barn on the West Ford farm to a holiday let is considered to be supportable in policy terms. The scheme proposes minimal alterations to the fabric of the listed building and would not result in the loss of any significant historic fabric. Overall it is not considered that the proposal would harm the character or appearance of the listed building that is proposed to be converted, or detract from the setting of the surrounding listed buildings. On this basis the proposal is considered to be in accordance with the following policies: DM27 of Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

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.

16/01310/FULL	Land and Buildings at NGR 287346 99975 (Wyke Farm) Shobrooke Devon	Conversion of redundant agricultural building to dwelling	PERCON	DEL	31/10/2016
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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 mitigation measures set out in the JG Ecological Survey report dated April 2016 and received on 26th August shall be complied with in full during construction of the development hereby approved.
- 4 No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: a) Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; b) Details of all measures required to support any wall, floor or other vertical or horizontal surface; c) Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no development of the types referred to in Classes A, B, C, D, E and F of Part 1, or Class A of Part 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil or liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 6 Further details of the amenity space and the boundary treatments to the site area as shown on drawing no.02 shall be submitted to and approved in writing by the local planning authority prior to commencement of occupation of the dwelling 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 protection of any ecological interests at the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure the character of the building of retained and to protect the building during conversion works in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			
5		To ensure the character of the building is retained in accordance with policy DM11 of Mid Devon Local Plan Part 3 (Development Management Policies).			
5		To ensure an acceptable relationship with the neighbouring building approved for conversion under Lpcal Planning Authority ref: 13/01676/FULL.			

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of the barn is considered acceptable. It has been demonstrated that the building can be converted without significant rebuilding, alteration and extension and therefore a significant amount of the original building fabric can be retained. The works to the building are considered to respect the character of the building and the surrounding rural environment. The proposal is not considered to cause harm to nature conservation interests in the local area. The applicant has made appropriate provisions to satisfactorily mitigate against the need to improve Air Quality with the Crediton AQMA. On this basis the proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies), Policies COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and policy 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 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.

16/01342/HOUSE	40 Bluebell Avenue Tiverton Devon EX16 6SX	Erection of first floor extension	PERMIT	DEL	01/11/2016
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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.

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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Reasons

The application for the erection of a first floor extension on the side elevation of the property is supported in policy terms. The scale and overall design of the extension is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns with regard to overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposed development is considered to be in accordance with the following policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

16/01344/HOUSE	West Studham Farm Yeoford Crediton Devon EX17 5EY	Erection of an extension	PERCON	DEL	02/11/2016
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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 new roof lights shall be flush with the roof slope.
- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 4 The mitigation works as required in the Ecological Survey Report (August 2016) prepared by Colmer Ecology Ltd shall be implemented and completed fully in accordance with the requirements of the report.
- 5 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the buildings including gutters and downpipes finishes of all materials of the building and courtyard areas shall be submitted to and approved in writing by the Local Planning Authority. No other materials other than the approved materials shall be used without the prior written approval of the Local Planning Authority.
- 6 All telephone, electricity and mains gas services to the building shall be placed underground. Metre boxes shall not be placed on any external facing walls.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 To ensure the proposed development retains the known nature conservation interest in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.
- 5 To ensure the use of appropriate materials in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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6 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13 and DM27.

Reasons

The application scheme for a single storey ground floor extension is supportable in policy terms. The design is considered to be in keeping with the character of the existing dwelling and would present as a subservient addition. There are no concerns regarding over development of the dwelling curtilage. The proposal would not affect the relationship with any neighbouring properties. It is not considered that the proposal would harm the character, appearance or setting of the listed building. Overall the application scheme is considered to be in accordance with the following policies: Mid Devon Core Strategy (Local Plan 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

Reasons

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

16/01345/LBC	West Studham Farm Yeoford Crediton Devon EX17 5EY	Listed Building Consent for the erection of an extension and alterations to include conversion of roofspace to 2 bedrooms with ensuite bathrooms, replacement of existing rooflight together with the addition of 2 velux windows	PERMIT	DEL	02/11/2016
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces including gutters and downpipes and finishes of all materials of the building and courtyard areas shall be submitted to and approved in writing by the Local Planning Authority. No other materials other than the approved materials shall be used without the prior written approval of the Local Planning Authority.

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 appropriate materials in order to safeguard the character and appearance of the listed building in accordance with Local Plan Part 3: (Development Management Policies) Policy DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed extension is considered to be supportable in policy terms as the works are not considered to harm the character, appearance and/or setting of the listed building. The design of the proposed extension and the proposed materials are considered to be compatible with the building and it is not considered that it would harm the overall character and appearance of the property. The proposal would not result in the loss of any significant historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Policy DM27 and Government advice in the National Planning Policy Framework.

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.

16/01357/HOUSE	22A Tiverton Road Cullompton Devon EX15 1HT	Replacement of door and 4 windows to front elevation	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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/01360/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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01361/FULL	Forest Glade Holiday Park Broad Road Kentisbeare Cullompton Devon EX15 2DT	Erection of replacement changing facilities to existing outdoor pool	PERMIT	DEL	03/11/2016

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 erection of a replacement outdoor pool enclosure and changing facilities at Forest Glade Holiday Park, Broad Road, Kentisbeare is considered to be acceptable in policy terms. The replacement facilities are considered to be of an appropriate scale and are considered to be respectful of the character and appearance of the rural location. Extensions of the existing footprint will allow for a more user friendly space for visitors and users of the facilities in particular disabled persons and is therefore justified. Overall the proposal is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM24 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 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.

16/01375/FULL	Hill Bungalow Pennymoor Tiverton Devon EX16 8LR	Erection of a replacement dwelling and alteration to vehicular access	PERCON	DEL	01/11/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C or D of Part 1 of Schedule 2, relating to extensions, additions and alterations to the roof and porches shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 The double garage, hereby approved, shall be used for storage of private motor vehicles and/or domestic storage purposes only and shall not be used to provide additional living accommodation.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		The development hereby permitted shall be carried out at all times strictly in accordance with the recommendations of the ecological survey report by David F Wills Ecological Consultant (September 2016).			
6		The Devon bank to the south east road boundary of the site shall be retained at all times. Within 6 months of the removal of the Leylandii trees to this boundary, details of the replacement hedgerow planting, including a timescale for its implementation, shall be submitted to, and approved in writing by the Local Planning Authority. The treatment to this boundary shall be carried out in accordance with these approved details.			
7		Prior to their use on site, samples of the materials to be used on the site shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be so used and retained.			
8		No hard landscaping works in the areas shown on the approved plans shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the dwelling is first occupied and shall 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 the size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan part 3 (Development Management Policies) and to ensure development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the biodiversity interest at the site.
- 5 To ensure the size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan part 3 (Development Management Policies).
- 6 To ensure the scheme provides a positive contribution to the character and appearance of the area in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 of the Local Plan part 3 (Development Management Policies).
- 7 To ensure the scheme provides a positive contribution to the character and appearance of the area in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 of the Local Plan part 3 (Development Management Policies).
- 8 To ensure the scheme provides a positive contribution to the character and appearance of the area in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 of the Local Plan part 3 (Development Management Policies).

Reasons

The application scheme for the erection of a replacement dwelling and alteration to vehicular access is considered to be supportable in policy terms. The scheme presents a reasonable increase in floor space that is compliant with policy DM12 and is considered to be appropriate for this rural site. There are no nearby properties that would be significantly impacted by the proposal. It is considered that the overall increase in scale, and the proposed design of the replacement dwelling, are acceptable and would not harm the character and appearance of the area. The material palette is considered to be appropriate for the rural location. The access and parking arrangements are considered to be acceptable. The proposal would not result in any harm to biodiversity interests at the site. On this basis the proposal is considered to comply with the following policies, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM12, DM13 and DM14 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/01378/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

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01384/PNCOU	Land at NGR 266918 112551 (Barn At Rashleigh Barton) Wembworthy Devon	Prior notification for the change of use of agricultural building to up to 3 dwellings under Class Q	RPA	DEL	01/11/2016

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 to upto three residential dwellings however no information has been submitted to demonstrate the scope and nature of the operational development, and therefore it can not be confirmed that the proposals would be allowable by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The Local Planning Authority considers that the siting and location of the building, within a farm yard location and in close proximity and directly adjacent to a large livestock building is considered undesirable and impractical for a residential use given the potential noise and other nuisances arising from the ongoing use of the agricultural livestock building directly adjacent. The development is therefore not considered to be acceptable in accordance with Class Q(a) and (b) of the Town and Country Planning (General Permitted Development)(England) Order 2015.

16/01387/PNCOU	Land and Buildings at NGR 292593 116970 (Pilemoor Lane) Washfield Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PNP	DEL	04/11/2016
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Reasons

- 1 The proposed change of use of the building is not considered to accord with the provisions of Class Q(a) & (b) for the following reasons: 1.The proposed development indicates an increase in the height of the existing building in order to facilitate the change of use, which is contrary to the provisions of Q.1 (g) as the development will be outside the envelope of the existing structure. 2.The Local Planning Authority consider that the proposed creation of foundations for the internal walls to enhance lateral restraint to the new external timber frame walls, to ensure they do not impose any additional loading on the existing structure is outside of the scope of the permitted development rights and is the incorporation of a new structural element contrary to Q.1(i).

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.

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 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.

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.

16/01393/HOUSE	14 Appletree Close Uffculme Cullompton Devon EX15 3EZ	Erection of single storey side extension	PERMIT	DEL	02/11/2016
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Conditions

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

Reasons

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

Reasons

The application for the erection of a single storey side extension is considered to be supportable in policy terms. The overall scale and design of the application scheme is considered to be acceptable taking into account the character, scale, setting and design of the existing house. Furthermore it is not considered that the application scheme would result in any material adverse impacts to the living conditions of occupants of neighbouring properties and sufficient parking space will remain on the site. On this basis the proposals are considered to sufficiently comply with policy COR17 of the Mid Devon Local Plan Part 1 (Core Strategy), policies DM2, DM8 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/01395/FULL	Land at NGR 287898 106054 (Orchard Hayes Farm) Cheriton Fitzpaine Devon	Erection of roof to provide covered yard	PERMIT	DEL	04/11/2016
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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 roof to provide a covered yard is considered to be supportable in policy terms. The building will provide cover to the existing yard area and is therefore considered to be reasonably necessary to support the agricultural operations on the holding. The building will be located within the existing farm complex and it is not considered that it would harm the character or appearance of the area. It is not considered that the proposal would harm the amenity of occupiers of nearby properties or result in a significant increase in traffic on the local highway network. The proposal is considered to be in accordance with the following Policies: Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM22 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01408/FULL	St Andrew Lodge Masonic Hall The New Cut Cullompton Devon EX15 1JH	Revised scheme for the variation of Condition (2) of planning permission 15/01048/FULL to lower window cills	PERMIT	DEL	31/10/2016

Conditions

- 1 The development hereby permitted shall be taken to have begun on 15th September 2016
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development shall be carried out in accordance with the construction management plan submitted pursuant to planning permission reference 15/01048/FULL dated the 2nd of December 2015 and formally approved by the Local Planning Authority on the 1st of July 2016.
- 4 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.
- 5 The window and doors shall be provided in accordance with the details submitted pursuant to planning permission reference 15/01048/FULL as further set out in this condition. As detailed in the letter dated 25th of June 2016. Traditional Vertical Sliding Sash Windows shall be provided in accordance with the Devon Joinery section drawings received on the 29th of June 2016, for windows 24, 25 and 26 as marked on the numbered elevation drawing received on the 27th of June 2016 titled Diagram 1 - Window Locations. Conservation Elegant Flush Casement Windows shall be provided in accordance with the Devon Joinery details received on the 27th of June 2016, titled Diagram 2 - Sections Mouldings Profiles. The windows will be provided in accordance with the details of Diagram 3 which should be read in conjunction with the numbered elevation drawing received on the 27th of June 2016 titled Diagram 1 - Window Locations. All top lights shall be fixed as per the drawings. The windows shall be painted off white. The door shall be a hardwood door with six vertical panels and a double glazed plain glass panel design. The windows and doors shall be provided in accordance with these submitted details formally approved by the Local Planning Authority on the 1st of July 2016, and shall be so retained.
- 6 The roof shall have a slate roof covering of SIGA 37 natural slate, in accordance with the sample submitted to the Local Planning Authority. Such approved slate shall be so used and retained thereafter.

Reasons

- 1 To set a lawful commencement date for the development 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 construction works are carried out appropriately in order to safeguard highway users and the amenity of nearby residents.
- 4 To safeguard against noise and other nuisances in accordance with the recommendations from Environmental Health, and in order to safeguard the amenities of the occupiers of nearby dwellings in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the visual amenities of the area, character and appearance of the building, character and appearance of the conservation area in accordance with Policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development/works, in order to safeguard the visual amenities of the area, character and appearance of the building, character and appearance of the conservation area in accordance with Policies DM2 and DM27 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

The proposal to lower the window sills of four windows on the south elevation is considered to be acceptable. The proposed windows respect the design, character and appearance of the building and special qualities of the conservation area within which the building is located. In addition, it is not considered that the proposal will result in an unacceptable overlooking impact on the neighbouring properties. As such, the proposed development is considered to be in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 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 negotiations, 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.

16/01429/FULL	Lawrence's Hair Salon 3A Exeter Road Silverton Exeter Devon EX5 4HX	Change of use of hairdressing salon (Class A1) to self contained bed sit (Class C3) (Revised Scheme)	REFUSE	COMM	03/11/2016
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Reasons

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

Reasons

- 1 The proposal is contrary to Section 7 of the NPPF, Policies COR2(a) and COR17(d) of the Adopted Core Strategy, Policy DM2 (eii), of the Local Plan Part 3 (Development Management Policies) and technical housing standards (nationally described space standard March 2015 which supercedes Policy DM15) because by virtue of the size of accommodation proposed the proposal would deliver sub-standard living accommodation. The internal accommodation would not provide adequate facilities for its future occupiers.

16/01448/FULL	25 Exeter Road Silverton Exeter Devon EX5 4HX	Variation of condition 2 of planning permission 15/00132/FULL to allow substitute plans in respect of change of design	PERMIT	COMM	03/11/2016
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Conditions

- 1 The date of commencement shall be taken as 23rd September 2016, the date when 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 The materials used on the external surfaces of the dwelling, and the windows, doors and rooflights shall be those approved under planning permission reference 15/00132/FULL and detailed in the discharge of conditions letter from Mid Devon District Council dated 30th April 2015 only.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2016 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D and E of Part 1 of Schedule 2 relating to the extension or alteration of the dwelling or its roof (including the installation of windows or other openings) or provision of buildings and structures within the dwelling curtilage, shall take place without the Local Planning Authority first granting planning permission.

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 To safeguard the amenities of neighbouring uses in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the visual amenities of the area, character and appearance of the conservation area and residential amenity of neighbouring residents in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed alterations to the approved plans in respect of the roof height and altered windows, doors and rooflights, are considered to be acceptable and not to result in a harmful effect on the street scene, the setting of the conservation area or the living conditions of neighbouring residents sufficient to warrant refusal of the application. The proposal is considered to comply with the relevant Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM14, DM15 and DM27 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.
