

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01766/FULL	John Symes Trust North Street Crediton Devon EX17 3DU	Erection of 3 dwellings following demolition of redundant structure and modern buildings	PERCON	DEL	10/11/2016

## 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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C or D of Part 1 of Schedule 2, relating to extensions, additions and alterations to the roof and porches shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 Before the commencement of the development hereby permitted samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.
- 5 Before the commencement of the development hereby permitted working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of the doors/door frames/windows shall be in accordance with these approved details, and be so retained.
- 6 No development/works shall begin until a sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the external walls of the buildings hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel. Such approved materials shall be so used and retained.
- 7 No metre boxes shall be installed on any elevation of the dwellings.
- 8 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme (both hardscape and softscape details), including details of any changes proposed in existing ground levels and the proposed detailing for the part of the site between the front elevation of the new building and the back edge of the footway.
- 9 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.
- 10 The mitigation works as proposed in the Ecological Survey Report (November 2015) prepared by Acorn Ecology Ltd shall be implemented and completed in accordance with the requirements of that report.
- 11 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.

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- 12 No development approved by this planning permission (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority. (1) A preliminary risk assessment which has been identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site. (2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. (3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be taken.
- 13 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as 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 size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan part 3 (Development Management Policies) and to ensure development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the new building is of an acceptable standard and makes a positive contribution to the visual qualities of the area in accordance with policy DM2.
- 5 To ensure the new building is of an acceptable standard and makes a positive contribution to the visual qualities of the area in accordance with policy DM2.
- 6 To ensure the use of stone, mortar, coursing and pointing are appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the conservation area.
- 7 To safeguard the visual amenities of the area and the character and appearance of the conservation area.
- 8 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).
- 9 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 10 To ensure the protection of any ecological interests at the site.
- 11 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and f the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.'
- 12 To protect controlled waters.
- 13 To protect controlled waters.

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### Reasons

The application scheme, which is for the demolition of the existing buildings on the site and the redevelopment of it to provide 3 residential dwellings each with a self-contained garden area, a new means of access, and on-site parking is considered to be supportable in policy terms. The proposed siting, scale, massing and overall design of the replacement buildings is considered acceptable in terms of how the street scene would be affected and in terms of it being compatible with amenities of the occupiers of the neighbouring properties. Furthermore it is not considered that the contemporary design of the scheme proposed dwellings would significantly impact on the amenity of the Crediton Conservation Area in terms of the visual appearance and/or the general character of the area. The proposals include satisfactory provision to mitigate against any ecological impacts that the scheme may raise. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide new open space off site (and/or maintenance of existing) and to improve Air Quality with the Crediton AQMA. On this basis the application proposal is considered to be compliant with DM1, DM2, DM11, DM14, and DM27 of the Local Plan part 3, COR1, COR2 and COR15 of the Mid Devon Core Strategy (2007), policy AL/IN/3 and AL/CRE/8 of Local Plan 2 (AIDPD) 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 completing the application assessment to deliver 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.

16/00238/FULL	Devon & Cornwall Constabulary Police Station Churchill Drive Crediton Devon EX17 2EF	Erection of 4 dwellings and 1 police unit following demolition of existing police station	PERCON	DEL	09/11/2016
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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 development shall begin until a Method of Construction Statement to include details of : a. Parking of vehicles of site personnel operatives and visitors b.Loading and unloading of plant and materials c.Storage of plant and materials d.Programmed of works including measures for traffic management e.Provision of boundary hoarding behind any visibility splays f.details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site g.The proposed route of all construction traffic exceeding 7.5 tonnes shall have been first submitted to, and agreed in writing by, the Local Planning Authority. The approved details shall thereafter be implemented during the construction period.
- 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 Mondays to Fridays and 0730 to 1300 on Saturdays.
- 5 No demolition works shall begin until a contract has been let for the carrying out of works for the development of the site as hereby approved. All residue materials resulting from the demolition of the existing Police building, and which are not to be recycled on site, shall be removed from the site within one calendar month from the date on which the demolition is completed.
- 6 In the event that contamination is found at any time when carrying out the approved development, including demolition works, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority .An investigation and risk assessment must be undertaken within a timescale agreed by the Local Planning Authority, and where remediation is necessary a remediation scheme must be prepared and agreed in writing with the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, submitted to and approved in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		No part of the development hereby permitted shall be commenced until a detailed permanent surface water drainage management plan is submitted to, and approved in writing by, the Local Planning Authority. This detailed permanent surface water drainage management plan will be in accordance with the principles of sustainable drainage systems, and will therefore include source control features in accordance with the SuDS Management Train.			
8		No development shall begin until a detailed Arboricultural Method Statement and Tree/Hedge Protection Plan in respect of the trees and hedges to be retained on the boundaries of the site has been submitted to, and approved in writing by, the Local Planning Authority. Such approved Arboricultural Method Statement and Tree/Hedge Protection Plan shall be strictly adhered to before and during construction of the approved development.			
9		Prior to their use on site, samples of the materials to be used for all the external surfaces of the buildings hereby approved have been first submitted to and approved in writing by the Local Planning Authority. Materials shall be in accordance with the approved details.			
10		No part of the development hereby permitted shall be occupied until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, to include details of any hard and soft landscaping and showing any changes proposed in existing ground levels. All such approved landscaping, including any planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping, shall thereafter be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
11		No part of the development hereby approved shall be occupied until a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.			
12		No part of the development hereby approved shall be brought into its intended use until the access, parking spaces and turning area have been provided in accordance with details to include surfacing materials and treatment to be used, shall have been first submitted to, and approved in writing by, the Local Planning Authority.			
13		The vehicle parking plan shown on the approved Drawing No.4357.11 C, as received on 11th May 2016, shall be permanently marked out prior to the vehicle parking first being brought into use. The parking spaces marked PL1 to PL4 on the approved plan shall be allocated to the corresponding individual dwellings (Plots 1 to 4) with an appropriate marker or sign, to be first agreed in writing by the Local Planning Authority and thereafter be so retained. The 3 no. visitor parking spaces marked V1 to V3 on the approved plan shall be retained as unallocated spaces to serve the domestic dwellings and shall also be demarcated with an appropriate marker or sign to be first agreed in writing and thereafter be so retained, and shall not be used as Police parking to serve the Police House/Plot 5.			
14		Details of the refuse and recycling storage facilities shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first use of the development. The refuse/recycling scheme shall be implemented in accordance with such approved details prior to first occupation, and thereafter so retained.			
15		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 with or without modification), no development of the types referred to in Classes A, B, C, D, E of Part 1 of Schedule 2 - enlargement or alteration of a dwelling or its roof or the provision of outbuildings and Class A of Part 2 of Schedule 2 relating to gates, walls, fences or other means of enclosure shall be carried out within the curtilage of the dwellings hereby approved (plots 1 to 4) without the LPA first granting planning permission.			

## Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the amenity of the occupants of neighbouring properties in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the visual amenities and the character and appearance of the area and, the amenity of the occupiers of neighbouring properties in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).

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6		To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors having regard to policies DM2 and DM7 of Local Plan Part 3 (Development Management Policies).			
7		To ensure that surface water from the site is managed in accordance with the principles of sustainable drainage systems and in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).			
8		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).			
9		To safeguard the visual amenities and the character and appearance of the area and the amenity of the occupiers of neighbouring properties and the ecological interests present at the site in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2.			
10		To ensure that the development makes a positive contribution to the character and amenity of the area.			
11		To safeguard the privacy and amenity of the occupants of the dwellings and neighbouring properties in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).			
12		To ensure that adequate facilities are available for the traffic attracted to the site in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).			
13		To ensure that the occupiers of the new housing have at least one space available for parking and to provide for additional visitor spaces in accordance with policies DM2 and DM8 of Local Plan Part 3 (Development Management Policies).			
14		In the interests of public health and amenity and having regard to the requirements of policy DM2. of Local Plan Part 3 (Development Management Policies).			
15		To ensure that adequate amenity space is retained for the dwellings and to protect the character and appearance of the development and the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) policy DM2 and DM14.			

### Reasons

The principle of new residential and mixed use development in this location has been previously accepted under 12/00614/FULL. The proposed layout and design of the development is considered appropriate for the near town centre location and is in keeping with surrounding development. Subject to conditions to ensure the development is carried out to minimise environmental impacts, the provision of four houses and a new Police Station on the site is considered to have an acceptable impact on the environment, the public highway, and the privacy and amenity of neighbouring residents. The development will make a S106 financial contribution towards public open space, air quality mitigation and education provision and will attract a financial payment under the New Homes Bonus. The proposal is considered to comply with the requirements of relevant policies: COR1, COR2, COR3, COR9 and COR15 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, DM8 and DM14 of the Local Plan Part 3 (Development Management Policies), Policies AL/IN/3, AL/IN/5 and AL/CR8 of the Allocations and infrastructure Development Plan Document, and also will meet with nationally described housing space standards relating to minimum gross internal floor areas and storage and other separate guidance as set out in the National Planning Policy Framework.

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01020/FULL	Land and Buildings at NGR 302925 120050 (Oakbrook Farm) Hockworthy Devon	Retention of extension to existing barn for hay, straw and feed storage and retention of feed silo	PERMIT	DEL	10/11/2016

#### Conditions

- 1 The date of commencement of this development shall be taken as 20th September 2016, the date the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

#### 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.

#### Reasons

The proposal is considered to be acceptable in that the development is required for the purposes of agriculture and has minimum additional impact on the visual amenities of the area, environment or local road network. There are no non-related dwellings in the immediate vicinity and the proposal is not considered to harm the living conditions of any neighbouring occupants. The development is considered to be in accordance with Policies DM2 and DM22 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.

16/01107/FULL	Thorverton Mill Thorverton Exeter Devon EX5 5LX	Retention of self-service car wash/vacuum/tyre pressure facility	PERCON	DEL	07/11/2016
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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 with the exception of the tyre pressure machine indicated on Drawing No: 03 and 04 which does not form part of this application.
- 3 The car wash and vacuum facility hereby approved shall only operate between the hours of 8am and 6pm on Monday to Friday and 9am and 6pm on Saturdays. The car wash and vacuum facility shall not be operated outside of these times or on a Sunday or Public/Bank holiday.
- 4 A 2.m high timber fence formed from a solid construction with no air gaps shall be erected in the position shown on Drawing No 03 and 04 both received by the Local Planning Authority on 25 August 2016 within one month of the date of this decision. The barrier must achieve a minimum mass of 10 kg/m2 and thereafter be retained.

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- 5 The acoustic canvas screen shall be erected in the position shown on Drawing Numbers 03 and 04 both received by the Local Planning Authority on 25 August 2016 within one month of the date of this decision and thereafter be retained.
- 6 Other than the existing LED lighting in the boom of the car wash machine, no further lighting shall be installed on the site until the details have been submitted to and approved in writing by the Local Planning Authority. All lighting shall only be operational when the car wash and vacuum facility are in use, as set out in Condition 3 above.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the amenity of nearby residential properties in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 4 To safeguard the amenity of nearby residential properties in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 5 To safeguard the amenity of nearby residential properties in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 6 To safeguard the amenity of nearby residential properties in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).

**Reasons**

The proposed wash and vacuum facility is not characterised by any of the defined uses in Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) although it could be loosely recognised as an expansion of an existing employment development. Policy DM20 of the Local Plan Part 3 (Development Management Policies) supports the expansion of existing business in rural areas subject to compliance with specific criteria. In particular the development should not lead to an unacceptable impact on the local road network; there should be no unacceptable adverse impact on the character and appearance of the countryside; and there are insufficient suitable sites or premises in the immediate area to meet the needs of the proposal. In this instance there are no highway safety concerns, the proposal would not have an adverse impact on the character and appearance of the area and the adverse impacts identified in the previous application with this location adjacent to the neighbouring property have been mitigated against by way of conditions on the planning permission and particularly reduced operating times. On this basis the proposal is now considered acceptable and policy compliant.

**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 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.

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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The 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.
- 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.

<b>16/01140/MFUL</b>	Land at NGR 303818 111567 (Plot 5, Mid Devon Business Park) Muxbear Lane Willand Devon	Erection of 3 industrial units	PERCON	DEL	10/11/2016
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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 part of the development hereby permitted shall be brought into use until details of the operation and maintenance arrangements for the entire site's permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority. The surface water drainage scheme shall be operated and maintained in accordance with such approved details over the lifetime of the development.



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4 Prior to the first occupation of the building the site access road, parking and turning areas indicated on the approved plans shall be provided, surfaced, drained in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, such facilities shall be permanently retained and maintained in accordance with the approved details.

5 No external lighting shall be installed on the site unless details have been previously approved in writing by 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 To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development.
- 4 To ensure adequate facilities are provided for traffic attracted to the site in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure that the lighting associated with site the does not result in detriment to the safety of drivers using the public highway.

**Reasons**

Proposed is the erection of 3 industrial units at Land at (Mid Devon Business Park), South View Road, Willand, to create just under 999 square metres of gross internal industrial floorspace. The site is allocated (policy W11) within the Mid Devon Local Plan Part 3 (Development Management Policies) for B1, B2 or B8 uses and is located within the settlement limit of Willand; therefore there is policy support for industrial development in this location. The design of the units is considered of a high quality, is acceptable and in keeping with the existing units on the site, incorporating the use of sustainable materials. Surface water drainage is proposed to be connected to the existing sustainable urban drainage scheme to the south of the proposed building. The development is not considered to have an unacceptable impact on health, the natural environment or general amenity. It is considered a suitable access and parking area is proposed and that the development will not give rise to a significantly unacceptable level of vehicular movement. As such, the proposal is considered in accordance with Policies DM2, DM4, DM7, DM8 and W11 of the Local Plan Part 3 (Development Management Policies), Policies COR1, COR2, COR4, COR9 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

**Reasons**

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

16/01162/FULL	Land at NGR 303763 111633 (Muxbeare Barn) Muxbeare Lane Willand Devon	Change of use of existing agricultural building to form 1 dwelling (Revised scheme)	PERCON	DEL	11/11/2016
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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.

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3		No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.			
4		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, E or G of Part 1, or Class A of Part 2 of Schedule 2, relating to gates, fences and walls, shall be undertaken within the application site without the Local Planning Authority first granting permission.			
5		The recommendations contained in the discussion and mitigation section of the Protected Species Survey conducted in May 2016 (J L Ecology) in support of this planning application shall be strictly adhered for the duration of the works permitted.			

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in Paragraph 5.3 of Policy DM27 of the Local Plan Part 3 (Development Management Policies) that an appropriate record is made of archaeological evidence that may be affected by the development.
- 4 To safeguard the character and appearance of the building in accordance with Policies DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 In order to safeguard the habitat of protected species.

#### Reasons

The proposed change of use of existing agricultural building to form 1 dwelling is considered to be an appropriate conversion of substantial buildings that positively contributes towards the areas rural character. It is considered that the conversion works can be accommodated without significant alteration, extension or rebuilding, and the design will retain the buildings original character. On this basis the development is considered to be in accordance with Policies DM8, DM11 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 with the agent regarding previous application, advice, withdrawal and resubmission 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.

16/01174/FULL	Oakmoore Farm Morebath Tiverton Devon EX16 9AQ	Retention of a temporary agricultural worker's caravan	PERMIT	DEL	11/11/2016
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#### Conditions

- 1 The use of the temporary workers dwelling hereby permitted shall be discontinued on or before 11th November 2019 and, prior to its discontinuance, a scheme for the restoration of the site shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.

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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The occupation of the dwelling shall be limited to a person solely or mainly working , or last working, in the locality in agricultural (as defined by Section 336(i) of the Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

**Reasons**

- 1 To allow sufficient time for the agricultural enterprise to become established and to meet the essential need provisions in Policy DM10 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the provision of new residential accommodation without special justification. The temporary permission has been granted on the basis of a projected essential need on the land holding and relates to the need to build up that particular enterprise.

**Reasons**

The current proposal is acceptable in that the mobile home is reasonably scaled and designed for its use and location and is not likely to cause any significant impact on the visual amenity of the area or on the living conditions of neighbouring occupiers. The applicant has demonstrated an essential need for an agricultural worker to live at or near the holding and there are no existing available dwellings nearby to meet that need. As an essential need is projected, a temporary 3 year permission will be granted in order for the applicant to build up a business in accordance with the projections. The development is not considered to lead to a significant increase in vehicle movements attracted to the site or have a material impact on the highway network or on highway safety. The proposal is considered to comply with the Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2 and COR18 and Policies DM1, DM2, DM10 and DM22 of the Local Plan Part 3 (Development Management Policies), and paragraph 55 of the National Planning Policy Framework.

**Reasons**

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

<b>16/01181/HOUSE</b>	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.

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

**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.

**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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision 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.			
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.

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

<b>16/01212/FULL</b>	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.

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

3 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).

**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.

16/01282/FULL	College Surgery Partnership 29 Lower Town Sampford Peverell Tiverton Devon EX16 7BJ	Erection of a replacement Prefabricated building	PERMIT	DEL	09/11/2016
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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 development shall begin until details of the materials to be used for all the external surfaces of the building (including the window and door frames and all colour finishes) have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and 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 use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM27.

**Reasons**

Subject to conditions, the replacement of the existing pre-fabricated building on the site with a more modern pre-fabricated building to house the village doctor's surgery is acceptable and will preserve the character and appearance of the conservation area within which the site lies. The development will not have a detrimental impact upon the privacy and amenity of any neighbouring properties and will not have a material impact upon the parking and access arrangements for the site. The application meets with the requirements of policies COR2 and COR17 of Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM27 of 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 determination of 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.

16/01325/FULL	Land at NGR 300577 112384 Bycott Farm Lower Town Halberton Devon	Erection of a multi purpose agricultural storage building	PERMIT	DEL	10/11/2016
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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 external materials to be used are to match the adjacent buildings in colour and texture.

**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 building will satisfactorily merge within the holding.

**Reasons**

Proposed is the erection of a multipurpose agricultural storage building at land at NGR 300577 112384, Bycott Farm, Lower Town, Halberton. The overall design and scale of the building is acceptable given its context, the building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site. As such the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
16/01387/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

#### 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).

16/01395/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
16/01397/CLP	Sharon Hele Road Bradninch Exeter Devon EX5 4QZ	Certificate of Lawfulness for the proposed erection of a classic car storage/maintenance building, an orangery, painting/sculpture studio and 3 porches to house and replace flat roof of garage with pitched roof SPLIT DECISION - PART PERMIT - OUTBUILDING 3	SPLIT	DEL	09/11/2016

#### Conditions

- 1 3 x external porches are in accordance with Class D, Part 1, Schedule 2 Town and Country Planning (General Permitted Development) Order 2015 Outbuilding 1 (classic car storage/maintenance) is in accordance with Class E, Part 1 Schedule 2 Town and Country Planning (General Permitted Development) Order 2015 Outbuilding 2 (orangery) is in accordance with Class E, Part 1 Schedule 2 Town and Country Planning (General Permitted Development) Order 2015 Replacement roof over existing double garage flat roof with Class B, Part 1, Schedule 2 Town and Country Planning (General Permitted Development) Order 2015

#### Reasons

- 1 Outbuilding 3 is not permitted development as it is not in accordance with the requirements of Class E, Part 1 Schedule 2 Town and Country Planning (General Permitted Development) Order 2015.

16/01400/PNCOU	Land at NGR 291002 107345 (East Dunster Farm) Cadeleigh Devon	Prior Notification for the change of use of an agricultural building to dwelling under Class Q	RPA	DEL	09/11/2016
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#### Reasons

- 1 Condition 2 of planning permission 08/00597/FULL restricts the use of the building and requires the building to be used for agricultural purposes only and be demolished on its becoming redundant for such purposes. Article 3(4) of the GPDO applies and this condition removes permitted development rights to change the use of the building. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 cannot be utilised in order to change the use of the building to a dwellinghouse.
- 2 In the opinion of the Local Planning Authority, it has not been demonstrated that the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use. The submitted structural report states that new foundations or ground bearing floor slab would be needed to support the replacement external walls, steel brackets would be required to provide a robust connection between the timber structure and the existing foundations where wet rot is present or might develop, and no information has been provided as to how external windows and doors would be supported. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 cannot be utilised in order to change the use of the building to a dwellinghouse.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01401/CLU	Barn at NGR 303175 102540 (Langford Court South) Langford Devon	Certificate of Lawfulness for the existing use of barn as dwellinghouse for a period in excess of 10 years	PERMIT	DEL	09/11/2016

#### Conditions

- 1 The building has all the facilities necessary to be classed as a dwellinghouse and on the balance of probabilities has been occupied as a single dwellinghouse for at least 4 years preceding the date of this application and more specifically since 2005.

16/01405/HOUSE	Gunstone Park Gunstone Crediton Devon EX17 5HL	Erection of extension	PERCON	DEL	08/11/2016
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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 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 joinery, gutters, downpipes and all finishes of all materials of the building and paving of courtyard areas around the building 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.
- 5 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 Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 To ensure the use of appropriate materials in order to safeguard the character and appearance of the listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

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

The application scheme for the proposed extension is supportable in policy terms. Although the extension is considered large in terms of height, scale and massing, the design is considered to be in keeping with the overall character of the existing barn. Its relationship with the barn element is such that it will present as a new form which is acceptable in terms of how it sits in its context. There are no concerns regarding over development of the dwelling curtilage. The proposal would not materially affect the relationship with any neighbouring properties. It is not considered that the proposal would significantly harm the character, appearance or setting of the listed barn building. Overall the application scheme is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

#### Reasons

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

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16/01406/LBC	Gunstone Park Gunstone Crediton Devon EX17 5HL	Listed Building Consent for the erection of extension	PERCON	DEL	08/11/2016
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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 of the buildings including joinery, gutters, downpipes and all finishes of all materials of the building and paving of courtyard areas around the building 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 Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed extension is considered to be supportable in policy terms as the works are not considered to harm the character, appearance and 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 existing barn conversion. The proposal would not result in the loss of any significant historic fabric. Overall the proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01414/LBC	Penton Penton Lane Crediton Devon EX17 1ED	Listed Building Consent for conversion of one dwelling into two dwellings and alterations to include erection of porch, scullery and staircases, replacement of single storey rear extension and alterations to access (Revised scheme)	PERMIT	DEL	08/11/2016

#### Conditions

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

#### Reasons

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

#### Reasons

The harm to the fabric of the listed building is less than substantial and the harm to the setting is not affected. The public benefits associated with this proposal are the need to keep the building in good condition and to improve the thermal qualities of the house. On this basis the proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraph 134 of the National Planning Policy Framework.

16/01423/TPO	Woodland at NGR 294834 111384 (Rear of 4 St Aubyns Wood Close) Tiverton Devon	Application to fell 1 Ash tree and removal of branch of 1 Ash tree protected by Tree Preservation Order 06/00016/TPO	PERMIT	DEL	09/11/2016
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#### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Sectional fell A1 shown on plan b) Removal of lowest branch from Ash Tree where it overhangs the garden
- 4 The tree that is to be removed shall be replaced by Acer campestre 8-10cm girth supplied in accordance with BS8545:2014 Trees: from independence in the landscape - Recommendations. The tree is to be planted within 5m of the felled tree, or other such species and location as may be agreed in writing with the Local Planning Authority. The replacement tree should be planted in the next growing season following the felling of the tree and in accordance with the above specification should they be damaged, uprooted, destroyed or die.

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

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

**Reasons**

Due to the conflict between the property and the trees combined with the low amenity value and the high chance of early mortality provided it is established that it will be possible to plant a replacement tree in the woodland. Mid Devon Tree Officer has no objection to the proposed tree felling and pruning.

<b>16/01430/HOUSE</b>	6 Fernworthy Gardens Copplestone Crediton Devon EX17 5LY	Erection of single storey rear extension	PERMIT	DEL	08/11/2016
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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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

**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

**Reasons**

The proposed extension by virtue of its 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. As such the proposal is considered to comply with policies COR2, COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
16/01470/HOUSE	Lamorna Peoples Park Road Crediton Devon EX17 2DA	Formation of parking bay following demolition of wall and outbuilding with retention of arched gateway	REFUSE	DEL	07/11/2016

#### Reasons

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

#### Reasons

- 1 Approval would be contrary to the Planning Authority's statutory duties in the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area. In addition, local and national policy attaches great weight to the conservation of heritage assets and there is a strong presumption against granting permission for development which does not preserve or enhance a Conservation Area. The existing boundary walling provides a positive contribution to the character and appearance of the Crediton Conservation Area and its loss would result in harm to its significance. By virtue of its substandard design, the proposal would result in excessive vehicle manoeuvres on the public highway causing an increased safety risk to other highway users. The benefits of the proposal do not outweigh the proposal's adverse lasting impacts on the character and appearance of the Conservation Area and highway safety. This would be contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan 1), DM2 , DM13(a) and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.