

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00661/FULL	Land at NGR 292502 102246 Dinneford Street Thorverton Devon	Erection of a replacement storage unit with associated office	PERCON	DEL	16/11/2016

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 Before their use on site, details of the stained finish for the cladding boards and the finished colour of the metal roller doors shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 No hard landscaping works in the areas shown on the approved plan(s) shall begin until details/samples 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 development hereby permitted is first brought into its permitted use, (in any phase)* and shall be so retained.
- 5 All telephone, electricity and mains gas services to the building shall be placed underground.
- 6 Within 1 month of the first use of the building hereby approved, the existing buildings on the site (shown on drawing number EX01 REVA) shall be demolished and all residue materials resulting from that demolition 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.
- 7 The office hereby permitted shall be used for purposes ancillary to the existing business and shall at no time be let, sold or otherwise be disposed of as a separate business unit.
- 8 Before their installation, details of any external lighting will have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- 9 The 7m buffer, as shown hatched on Drawing PO1 Rev B, shall be left clear of materials or other obstructions to the flow of flood water, for the lifetime of the development.
- 10 Only foul drainage (and no other drainage) shall be connected to the public foul or combined sewer.

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/works in order to safeguard the character and appearance of the conservation area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM27.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2, Local Plan Part 3: (Development Management Policies) DM2 and DM27.

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5		In order to safeguard the visual amenity of the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27.			
6		To safeguard the character and appearance of the conservation area in accordance with policy DM27 of Local Plan Part 3: (Development Management Policies).			
7		To prevent an inappropriate intensification of the use of the site in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and COR18.			
8		To safeguard the rural character of the area in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and policy DM27 of the Local Plan Part 3: (Development Management Policies).			
9		To improve the conveyance of flood waters in times of flood and reducing the risk of materials being washed downstream which could result in the blockage of bridges in accordance with Policy COR11.			
10		To ensure the discharge of drainage from the Development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment.			

Reasons

The site is located within the open countryside where development is controlled. The National Planning Policy Framework is very clear that there should be an emphasis on promoting sustainable economic development, even in the open countryside. The building itself is relatively modern and of a somewhat industrial appearance. It is screened to a reasonable degree from the public highway. There are no public footpaths in the close vicinity. It is not considered that the proposal will harm the rural character of the area or any nature conservation interests over and above the current operation of the site. There are no residential properties in very close proximity to the unit and therefore the proposed development is unlikely to impact on residential amenity. The proposed development preserves the character and appearance of the Conservation Area and the setting of Listed Buildings. As such, it is considered that the proposal complies with policies COR1, COR4, COR8, COR9 and COR18 of Core Strategy and policies DM1, DM2, and DM8 of the Local Plan Part 3. In addition, the proposed development is considered to be in accordance thrust of the National Planning Policy Framework in promoting sustainable rural economic development.

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.

16/01132/FULL	Land at NGR 308637 116847 (6 & 7 The Corbett) Burlescombe Devon	Retention of the change of use of agricultural land to provide 4 traveller pitches including 4 garden sheds, and associated works	PERCON	DEL	18/11/2016
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Conditions

- 1 The commencement of this development is taken to be 30th September 2016, the date this application was validated.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice. The site shall be divided into no more than 4 pitches. No pitch shall contain more than 2 caravans, of which no more than one shall be a static caravan or mobile home. The layout of the pitches, caravans and sheds shall be in accordance with "CORBETT - planning application - Layout plan Plot 7", as submitted with the application. All caravans stationed on the site shall meet the definition of a caravan as stated in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.

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3		Before their installation, details and external materials of the proposed sheds, fences and gates shall have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.			
4		None of the existing trees or hedges, on any part of the land edged either red or blue on the location plan "CORBETT - planning application Plot 7" (as submitted 5th August 2016) shall be cut down, grubbed up, removed, damaged, not reduced in height or width in any way, other than with the written consent of the Local Planning Authority. If, notwithstanding this condition, any existing tree or any part of the hedge is lost, destroyed or damaged without the Authority's written consent, it shall be replaced with another of the same species, before the end of the next planting season.			
5		The site shall not be occupied by any persons other than gypsies and travellers as defined in Planning Policy for Travellers (August 2015) or any subsequent national policy superseding that document.			
6		No business or commercial use shall take place on the site, nor activity in connection with such as use, including storage of materials.			
7		No commercial vehicle shall be stationed, parked or stored on the site which has an unladen weight of more than 3.5 tonnes.			
8		No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall 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. Once provided, the landscaping scheme shall be so retained			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policy DM2.
- 4 In the interest of the visual amenity of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 5 The site is in the open countryside where new residential accommodation is restricted but special consideration is given to sites for gypsy and travellers in accordance with Policy AL/DE/7 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2)
- 6 In order to define the terms of this permission and protect the rural scene and character of the countryside in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 7 In order to define the terms of this permission and protect the rural scene and character of the countryside in accordance with Policy DM2 of the 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Being located in the countryside, the proposed development does not conflict with COR18. Given the lack of harm to the area's character and appearance, or to highway safety, there would be no conflict with Policy DM2 or AL/DE/7. The development would help to make good an accepted shortfall of gypsy and traveller pitches in the area, and would meet the specific needs of the applicants and members of their extended family in accordance with the aims of the PPTS. Whilst the emerging development plan contains positive proposals as to how these needs can be met in another way, these have not yet been adopted by the Council and therefore the benefits of the proposed development carry substantial weight. In the circumstances, any conflict with the development would be outweighed by other material consideration and it follows that permission should be granted.

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 discussing the details of the application 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.

16/01133/FULL	Land at NGR 308578 116868 (5 The Corbett) Burlescombe Devon	Retention of change of use of land for the siting of 5 additional traveller pitches, and associated works	PERCON	DEL	18/11/2016
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Conditions

- 1 The commencement of this development is taken to be 30th September 2016, the date this application was validated.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice. The site shall be divided into no more than 5 pitches. No pitch shall contain more than 2 caravans, of which no more than one shall be a static caravan or mobile home. The layout of the pitches, caravans and parking areas shall be in accordance with "CORBETT - planning application Plot 5", as submitted with the application. All caravans stationed on the site shall meet the definition of a caravan as stated in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.
- 3 Before their installation, details and external materials of the proposed fences and gates shall have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 None of the existing trees or hedges, on any part of the land edged either red or blue on the location plan "CORBETT - Planning application Plot 5" (as submitted 5th August 2016) shall be cut down, grubbed up, removed, damaged, not reduced in height or width in any way, other than with the written consent of the Local Planning Authority. If, notwithstanding this condition, any existing tree or any part of the hedge is lost, destroyed or damaged without the Authority's written consent, it shall be replaced with another of the same species, before the end of the next planting season.
- 5 The site shall not be occupied by any persons other than gypsies and travellers as defined in Planning Policy for Travellers (August 2015) or any subsequent national policy superseding that document.
- 6 No business or commercial use shall take place on the site, nor activity in connection with such as use, including storage of materials.
- 7 No commercial vehicle shall be stationed, parked or stored on the site which has an unladen weight of more than 3.5 tonnes.

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8 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turving or earth reprofiling comprised in the approved details of landscaping shall 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. Once provided, the landscaping scheme shall be so retained

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policy DM2.
- 4 In the interest of the visual amenity of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 5 The site is in the open countryside where new residential accommodation is restricted but special consideration is given to sites for gypsy and travellers in accordance with Policy AL/DE/7 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2).
- 6 In order to define the terms of this permission and protect the rural scene and character of the countryside in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 7 In order to define the terms of this permission and protect the rural scene and character of the countryside in accordance with Policy DM2 of the 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).

Reasons

Being located in the countryside, the proposed development does not conflict with COR18. Given the lack of harm to the area's character and appearance, or to highway safety, there would be no conflict with Policy DM2 or AL/DE/7. The development would help to make good an accepted shortfall of gypsy and traveller pitches in the area, and would meet the specific needs of the applicants and members of their extended family in accordance with the aims of the PPTS. Whilst the emerging development plan contains positive proposals as to how these needs can be met in another way, these have not yet been adopted by the Council and therefore the benefits of the proposed development carry substantial weight. In the circumstances, any conflict with the development would be outweighed by other material consideration and it follows that permission should be granted.

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 discussing the application details 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
16/01162/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

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01174/FULL	Oakmoore Farm Morebath Tiverton Devon EX16 9AQ	Retention of a temporary agricultural worker's caravan	PERMIT	DEL	11/11/2016

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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01258/FULL	Land at NGR 289616 123281 (East Tapps Farm) Oakford Devon	Variation of condition (2) of planning permission 15/01340/FULL to allow the substitution of previously approved plans	PERCON	DEL	14/11/2016

Conditions

- 1 The development hereby permitted shall be considered to have been lawfully commenced on the 16th August 2016, the date upon which this application was registered.
- 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 agriculture (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.
- 4 Prior to the first occupation of the dwelling hereby approved, a landscaping scheme shall have been submitted to, and approved in writing by, the Local Planning Authority, including details of boundaries, surfacing and any changes proposed to existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the first occupation of the development 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.
- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 201 or any Order revoking and re-enacting that Order with or without modification, no development of the types referred to in Classes A, B or E of Part 1, relating to extensions to the house, including extensions to the roof or the provision of outbuildings or pools, shall be undertaken within the application site without the Local Planning Authority first granting permission.

Reasons

- 1 To establish a lawful commencement date of the earlier permission 15/01340/FULL and because a Section 73 application cannot extend the time limit for implementation of a planning permission.
- 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 requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and guidance in National Planning Policy Framework.
- 4 To ensure the development makes a positive contribution to the local character and amenity of the immediate area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

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Reasons

Paragraph 55 of the National Planning Policy Framework states isolated dwellings in the countryside should be avoided unless there are special circumstances. The essential need to permit a rural worker to live permanently at or near their place of work has been proven. There are animal welfare issues for the livestock and it has been demonstrated that this requires a further dwelling at or near to the holding. Property prices limit the opportunities for the farm worker to live near to the enterprise. The Local Planning Authority is satisfied that in this case there is an essential need. The Local Planning Authority is satisfied that there is no other existing accommodation available nearby that would meet the essential need for an agricultural worker to live at or near their place of work. There would only be small benefits from the development by reason of the farm worker at that farm having not to travel far to go to work, the contribution of a further dwelling to housing land supply and if the occupier was eligible, the Local Planning Authority not having to provide an affordable dwelling. Accordingly, the proposal would comply with government under Paragraph 55 of the National Planning Policy Framework. The proposal would also not conflict with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies) which strictly control development within the open countryside. In addition, the design is suitable and complies with Policies DM2 and DM3 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.

16/01290/HOUSE	1 Goodiford Cottages Kentisbeare Cullompton Devon EX15 2AS	Erection of a two storey extension and porch following demolition of existing rear extension (Revised scheme)	PERMIT	DEL	17/11/2016
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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 two storey and single storey rear extension following demolition of existing rear extension and the erection of a front porch (Revised scheme) 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. On this basis the proposals are considered to sufficiently comply with policies DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies) and 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 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.

16/01292/FULL	Brick House Silver Park Kentisbeare Cullompton Devon EX15 2BW	Erection of 2 dwellings	REFUSE	DEL	17/11/2016
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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 determining of the application within the agreed time frame. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 In the opinion of the Local Planning Authority it is considered that the creation of two detached dwellings on the edge of a cul-de-sac of semi-detached properties fails to show a clear understanding of the characteristics of the site, its wider context and the surrounding area and the proposed scheme fails to provide high quality local places taking into account physical context and local character and is considered to be contrary to policies DM2 (a) and DM14 (a) of the Local Plan Part 3 (Development Management Policies).
- 2 In the opinion of the Local Planning Authority, the proposed development would be likely to result in undue overlooking and overbearing impact for the occupants of No 2 Parsons Close, Brick House and Westfield View and also to the northern most house of the two proposed houses. The proposal is contrary to DM2 (e) and DM14 (b) of the Local Plan Part 3 (Development Management Policies).
- 3 Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document and the Supplementary Planning Document on the Provision and Funding of Open Space Through Development makes clear that new housing developments of this size will need to make a financial contribution toward the provision and funding of open space within its parish. In this instance, the development would increase the pressure upon existing facilities and no financial contribution has been received, contrary to the aforementioned policy.
- 4 The Local Planning Authority considers that without mitigation the development proposed would worsen Air Quality within the Cullompton Air Quality Management Area as vehicle movements from the development would necessitate travel through the area. No financial contribution towards the implementation of the adopted Air Quality Action Plan for Cullompton has been received, contrary to the requirements of policy AL/CU/15 of the Allocations and Infrastructure Development Plan Document and the Supplementary Planning Document on Air Quality and Development.

16/01302/FULL	5 High Street Crediton Devon EX17 3AE	Change of use from Class A1 (Retail) to mixed use: Class A1 (Retail) on ground floor and Sui Generis in basement/backroom	PERMIT	DEL	14/11/2016
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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.

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 proposed change of use from Class A1 (Retail) to mixed use: Class A1 (Retail) on ground floor and Sui Generis in basement/backroom is considered to be supportable in policy terms. The proposed use being retail with supplementary sui-generis uses is considered to be in accordance with the aims of national and local planning policy that seek to retain the vitality and viability of town centres. The proposed use will not adversely affect footfall associated with the retail use and will not result in the fragmentation of the primary shopping frontage. The use of the application site, as proposed, would not result in the proportion of A1 uses within the primary shopping frontage falling below the policy threshold. There are no other material planning considerations that would weigh in favour of refusing planning permission for this current application scheme, and therefore conditional approval is recommended. Overall it is considered that the proposed scheme is supportable in accordance with policy COR2, COR6 and COR15 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, DM16 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 pre application 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.

16/01318/HOUSE	Glengarron Willand Road Cullompton Devon EX15 1AZ	Erection of two-storey extension and installation of dormer window	PERMIT	DEL	17/11/2016
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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, and texture those of the existing building and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with Adopted Mid Devon Local Plan Part 3 DM2, DM13.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

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

16/01327/HOUSE	Downhayne East Village Crediton Devon EX17 4DN	Erection of ground and first floor extension to Downhayne and for erection of first floor extension and alterations to adjoining barn	PERCON	DEL	17/11/2016
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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 roof covering of the developments hereby permitted shall be of natural slate a sample of which shall be submitted to, and approved in writing by, the Local Planning Authority prior to its use on the building. Such approved slate shall be used and retained.
- 4 Prior to their installation, working details of the new external doors/door frames and windows including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/door frames and windows shall be in accordance with these approved details, and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 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 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 application scheme for the erection of a two storey rear extension to replace an existing single storey extension is considered to be supportable in policy terms. The extension is set below the ridge and eaves level from the rear elevation of the property. Overall the design of the proposed extension is considered to respect the character, scale, setting and design of the existing dwelling. The Local Planning Authority is satisfied that the proposal would not harm the appearance of the listed building or result in significant loss of historic building fabric. There are no concerns with regard to over development of the dwelling curtilage or the impact on the amenity of neighbouring properties. Finally the works to form the new farm office accommodation in the adjoining barn is also considered to be acceptable in terms of the scope of works and how it affects the setting and character of the listed building. Overall the proposals are considered 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.

16/01330/LBC	Downhayne East Village Crediton Devon EX17 4DN	Erection of ground and first floor extensions to Downhayne and first floor extension and alterations to adjoining barn	PERMIT	DEL	17/11/2016
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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 erection of a two storey side extension to replace an existing single storey extension is considered to be supportable in policy terms. The Local Planning Authority is satisfied that the proposed extension and internal alterations would not harm the character, appearance or setting of the listed building, and that the proposal would not result in the loss of significant historic building fabric. In addition the works to form the new farm office accommodation in the adjoining barn is also considered to be acceptable in terms of the scope of works and how it affects the setting and character of the listed building. Overall the proposal is considered to be in accordance with the following Policies: DM27 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
16/01343/PNCOU	Land and Buildings at NGR 307104 113338 (Lane Northeast of Ashley Road) Uffculme Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	RPA	DEL	18/11/2016

Reasons

- 1 The application site lies adjacent to an operational concrete products factory and aggregate bagging plant. A noise assessment has been submitted in support of the application but is deemed to fail to take into account the activities of two large vehicles which regularly operate within 25 metres of the application site and which have high noise level outputs. The provision of a dwelling in this location is considered to result in a development which would likely be exposed to noise levels above the WHO recommendation for outdoor living spaces and without mitigation would also likely result in unacceptable noise levels within the property itself. Furthermore, there is the likelihood that there will be conflict between the two uses on a regular basis as a result of the ongoing noise from the neighbouring site, even if noise levels were below those which would constitute a statutory nuisance. On this basis, it is not desirable or suitable for a dwelling to be provided in this location.

16/01403/LBC	Wild Briar Colebrooke Crediton Devon EX17 5JS	Listed Building Consent for insertion of 4 roof windows to single storey extension	PERMIT	DEL	16/11/2016
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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 works are considered to cause justified minor levels of less than substantial harm to the listed building which is accepted as being reasonable in this instance. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) (Development Management Policies) policy DM27 and the National Planning Policy Framework and should be granted consent.

16/01415/HOUSE	4 West End Poughill Crediton Devon EX17 4DG	Alterations to roof, installation of full-width dormer window, erection of a balcony and timber staircase, and installation of a door and window	PERMIT	DEL	15/11/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reasons

- In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- For the avoidance of doubt and in the interests of proper planning.
- 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 application for alterations to the roof to include a full-width dormer window at the rear, and the erection of a balcony and timber staircase leading down from the first floor is considered to be supportable in policy terms. In this instance, the proposed development by virtue of its overall scale, massing, design and location is not considered to harm the visual amenities of the locality. There are no concerns with regard to overdevelopment of the dwelling curtilage. The alterations are not considered to result in any significant adverse impacts on the amenity of occupiers of neighbouring properties. The proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 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.

16/01420/HOUSE	16 Broadlands Thorverton Exeter Devon EX5 5PT	Retention of conservatory	PERMIT	DEL	16/11/2016
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Conditions

- The date of commencement of this development shall be taken as 26th September 2016 the date the application was registered by the Local Planning Authority.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- For the avoidance of doubt and in the interests of proper planning.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal is considered to be acceptable in that the conservatory is considered to be appropriately scaled and designed and is not considered to result in over-development of the dwelling curtilage or unacceptable loss of privacy or amenity for neighbouring occupiers. The development is considered to be in accordance with policy DM13 of the LP3 DMP.

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.

16/01431/HOUSE	8 George Hill Crediton Devon EX17 2DT	Erection of single storey front and side extension	PERMIT	DEL	16/11/2016
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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 front and side extension is considered to be supportable in policy terms. The design, although projecting to the front of the property, is considered to be in keeping with the general style of the property and does not detract from its character and appearance, or that of the wider street scene. There are no concerns with regard to over development of the dwelling curtilage. The extension is not considered to result in any significant adverse impacts on the amenity of occupiers of neighbouring properties. The proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR15, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM13 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
16/01437/HOUSE	25 Cromwells Meadow Crediton Devon EX17 1JZ	Erection of first floor side extension above garage	PERMIT	DEL	14/11/2016

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 No additional windows shall be provided to the dwelling without the prior written consent of the Local Planning Authority.
- 4 The development hereby permitted shall match in material, colour, style and texture those of the existing dwelling.

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 protect the amenity of the neighbouring properties in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to 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 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of a first floor side extension above the existing garage is considered to be supportable in policy terms. The design, including the material palette, is considered to be in keeping with the character and appearance of the existing dwelling and the wider street scene. It is not considered that the proposal would result in over development of the dwelling curtilage. The site is situated in close proximity to a number of other properties, however given the existing relationship with the surrounding properties it is considered that the extension would not significantly alter the relationship with the surrounding properties such that it could be considered to cause detrimental harm to the amenity of nearby occupiers. Overall it is considered that the application scheme is supportable in accordance with Policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

16/01440/HOUSE	9 Suter Drive Tiverton Devon EX16 6FH	Erection of single storey side and rear extension	PERMIT	DEL	17/11/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 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) policy COR2 and 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 of Mid Devon Core Strategy (Local Plan part 1) and DM2 and DM13 of 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 negotiation over a revised proposal. 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.

16/01456/FULL	Land and Buildings at NGR 293290 105601 (Lee Cross Farm) Thorverton Devon	Erection of an agricultural storage building	PERMIT	DEL	16/11/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Proposed is an agricultural livestock and storage building at Lee Cross Farm, Thorverton. The overall design and scale of the building is acceptable given its context, the building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor would it result in an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

Reasons

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

16/01473/LBC	Shute Manor Shute Shobrooke Crediton Devon EX17 1BW	Listed Building Consent for the erection of an Orangery extension to side elevation	PERCON	DEL	18/11/2016
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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 the commencement of construction the materials for the flat roof element of the orangery shall be submitted to the Local Planning Authority and agreed in writing. The agreed materials shall be used and retained thereafter.
- 4 Prior to the commencement of construction, details (sections, mouldings and profiles) of the bi-fold windows and door system, the rear elevation door and the eaves moulding shall be provided to the Local Planning Authority and agreed in writing. The agreed details shall be implemented and thereafter retained.

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 that quality materials appropriate to the listed status of the building are employed in the construction of the extension.
- 4 To ensure that the details appropriate to the listed status of the building are employed in the construction of the extension.

Reasons

The works are considered to be acceptable and not cause harm to the listed building's special historic or architectural interest or its significance. The listed building is preserved. The proposal is therefore in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01474/FULL	Kentisbeare Village Hall Kentisbeare Cullompton Devon EX15 2AA	Replacement of timber doors and windows with double-glazed PVCu doors and windows	PERMIT	DEL	17/11/2016

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 approved windows and doors shall be anthracite grey as set out in the submitted colour of windows and doors document only, these works shall be carried out in accordance with the approved details and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of the colour appropriate to the works in order to safeguard the character and appearance of the conservation area and the adjacent character and appearance of the listed building the church of St Mary's in accordance with Adopted Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM25, and DM27.

Reasons

In accordance with the requirements of Article 31 of the T & CP (DMP) (England) Order, 2010, as amended, 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 appropriately resolved. This has included negotiation and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01477/LBC	Lurley House Lurley Tiverton Devon EX16 9QS	Listed Building Consent for bricking up of passageway to boot room to create wc, replacement floorboards in bathroom and removal of partitions in utility room and first floor bedroom	PERCON	DEL	16/11/2016

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.
- 3 Prior to its installation, working details (appearance, sections, mouldings and profiles) of the rear WC window hereby approved will be submitted to the Local Planning Authority and agreed in writing. The window shall be installed as agreed.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure a design and finish that is suitable for the preservation of the special interest of the listed building, in accordance with the National Planning Policy Framework and Local Plan (part 3) Policy DM27.

Reasons

The works are considered to cause very minor levels of less than substantial harm to the listed building which are accepted as being reasonable and justified. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) Policy DM27 and the National Planning Policy Framework and should be granted consent.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01479/TPO	Land at St Aubyns Park Devonshire Rise Tiverton Devon	Application to carry out works to 1 Horse Chestnut tree and 2 Lime trees protected by Tree Preservation Order No. 4/52/95/TP13	PERMIT	DEL	15/11/2016

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) T0901 Lime - Crown raise over driveway to approximately 4m above ground level. Remove major deadwood, remove epicormics growth from the base. Reduce by thinning over extending limbs on eastern side of the crown by removing 3-4m dominant sections. Reduce over extending side limbs on southern side of the crown on limb with recent failure by removing 4-5m dominant branches. b) T0907 - Horse Chestnut - Crown raise low overhanging branches to give 4.5m clearance over driveway. (c) T0908 - lime - Crown raise lower branches over driveway to give 4m clearance from ground level. Remove major deadwood. Remove epicormics growth at the base of the tree. Reduce northern sub-dominant limb growing towards road via thinning by approximately 2-3m dominant branches.

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 trees to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice in accordance with

Reasons

The application provides clear work specification to 3 trees protected by Tree Preservation Order, accompanied by a clear and accurate report. The trees are a prominent feature of Canal Hill in Tiverton with a good degree of public amenity. The proposed works will have minimal impact on the amenity value or health of the trees and Mid Devon Council Tree Officer is in agreement with the justification for the proposed works. As such Mid Devon District Council Tree Officer has no objection to the proposed pruning works.

16/01482/HOUSE	Butcombe Morchard Bishop Crediton Devon EX17 6RX	Erection of single storey extension to ground floor	PERMIT	DEL	15/11/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The 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 and COR18 of Mid Devon Core Strategy (Local Plan part 1) and DM2 and DM13 of 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.

16/01487/FULL	Land and Buildings at NGR 304760 108683 Kingsford Manor Kentisbeare Devon	Erection of roof over existing manure store	PERMIT	DEL	17/11/2016
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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

It is considered that the proposed development appears to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape or the flood zone. The living conditions of nearby residential properties would not be harmed. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan part 1) and Policies DM1, DM2, and DM22 of the Mid Devon Local Plan (Development Management Policies) Local Plan Part 3: (Development Management Policies) and government policy as contained 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.

16/01488/FULL	Land at NGR 295460 101445 (Dunsmore) Silverton Devon	Retention of vehicular access	PERMIT	DEL	18/11/2016
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Conditions

- 1 The development hereby permitted is lawfully considered to have commenced on the 10th October 2016, the date of the application was registered.

Reasons

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

Reasons

The access by virtue of its overall scale, design and location is 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 2026 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 the 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.

16/01490/HOUSE	Glebe View Church Lane Cheriton Bishop Exeter Devon EX6 6HY	Erection of a single storey extension	PERMIT	DEL	15/11/2016
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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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 and Local Plan part 3 (Development Management Policies)

Reasons

The application for the erection of a single storey extension is considered to be supportable in policy terms. The design is considered to be in keeping with the general style of the property and does not detract from its character or appearance, or character or appearance of the Cheriton Bishop Conservation area. There are no concerns with regard to over development of the dwelling curtilage. The extension is not considered to result in any significant adverse impacts on the amenity of occupiers of neighbouring properties. The proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

Reasons

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

16/01493/FULL	Land and Buildings at NGR 286781 103078 (Westwood Farm) Stockleigh Pomeroy Devon	Erection of roof over existing silage clamp	PERMIT	DEL	16/11/2016
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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 structure to cover an existing silage clamp is considered to be supportable in policy terms. Although the building is particularly tall it will sit adjacent to another agricultural building of the same height and it is therefore not considered that the building will have an unacceptable adverse impact on the character and appearance of the area. It is not considered that the proposal would have an adverse impact on the amenity of any nearby residential properties. The proposal would not have an unacceptable impact on the environment or the local road network. On this basis the application scheme is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 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 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.

16/01498/HOUSE	Nibbs Washfield Tiverton Devon EX16 9QY	Erection of a two storey extension (Revised Scheme)	PERMIT	DEL	16/11/2016
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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 two storey replacement extension to the south east elevation of the property in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to sufficiently respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM8 and DM13 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.

16/01577/FULL	Land at NGR 300188 106478 (Lower Colebrook) Colebrook Court Farm Colebrook Lane Cullompton Devon	Erection of an agricultural storage building	PERMIT	DEL	17/11/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposed erection of an agricultural storage building is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM22 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.
