

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01051/FULL	Turners Cottage Yeoford Crediton Devon EX17 5HQ	Erection of replacement dwelling, demolition of annexe, link and store and restriction of remaining original cottage to holiday cottage	PERMIT	DEL	23/11/2016

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 Prior to the occupation of the dwelling hereby approved, a plan confirming the curtilage area for the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be retained as such thereafter.
- 4 The dwelling hereby approved shall not be occupied until the proposed modifications to the existing dwelling have been completed, and thereafter the modified unit shall only be occupied as a holiday accommodation subject to the following restrictions. (i)the holiday unit shall be occupied for holiday purposes only. (ii)the holiday unit shall not be occupied as a person's sole or main place of residence (iii)the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the unit, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D of Part 1, relating to enlargement of the dwelling, additions or alterations to its roof, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 6 The conclusions and mitigation measures set out in the Protected Species Building Assessment and Bat Survey report prepared by Colmer Ecology Ltd shall be complied with in full during construction of the development hereby approved.
- 7 No development shall begin until details of the finished floor level of the proposed dwelling in relation to existing ground levels have been submitted to and approved in writing by the Council. Development shall take place in accordance with the approved details.

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 For the avoidance of doubt and in the interests of proper planning.
- 4 The site is outside defined settlement limits in the open countryside, and the new dwelling is supportable only as a replacement dwelling and therefore the unrestricted occupation of the existing dwelling as it is to be modified would be contrary to adopted planning policy. The terms of the condition ensure that the development is in accordance with policy DM12 and DM24 of the Local Plan Part 3: (Development Management Policies).
- 5 The dwelling is a replacement dwelling and the floorspace has already been increased and in accordance with the provisions of Policy DM12 of the Local Plan Part 3 Development Management Policies.

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

6 To ensure the protection of any ecological interests at the site.

7 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application scheme is for the erection of a replacement dwelling and modifications to the existing dwelling unit to form a one bedroom holiday unit in a location in the Countryside and is considered to be supportable in policy terms. The design, appearance, height, scale and massing of the proposed dwelling is considered to be reflective of the existing dwelling in terms of how it currently presents and how it is to be modified and would not harm the character and appearance of the area. The replacement dwelling is considered to be acceptable taking into account the size of the overall site and the wider context. The proposed holiday unit will provide accommodation to a considered market and on balance is considered justified. Given the location of the site in relation to nearby properties, the increase in scale of development on the site is not likely to have any adverse impacts on the amenity of any neighbouring properties. Access to the site is considered acceptable with sufficient space on site for parking and vehicle manoeuvring for both uses. No flooding issues are raised. There are no other material planning considerations that are considered to outweigh the grant of planning permission and therefore conditional approval is recommended. On this basis it is considered that the proposals accord with policies COR2, COR9, COR11 and COR18 of the Mid Devon Core Strategy 2007 and policies DM1, DM2, DM8, DM12 and DM24 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 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.

16/01075/FULL	Land and Buildings at NGR 292707 102129 (Rear of The Old Bakery) Jericho Street Thorverton Devon	Erection of a dwelling	REFUSE	DEL	21/11/2016
----------------------	--	------------------------	--------	-----	------------

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 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

1 The erection of the dwelling would interrupt the linear pattern of development within the historic core of Thorverton. The traditional and intact development pattern positively contributes to the character of the conservation area. Additionally the dwelling would have an impact on the setting of and views from the listed building 3 Silver Street as well as an impact on other listed buildings on the east side of Jericho Street. The design is not considered to be compatible with the traditional character, appearance or context of the site. The erection of the dwelling would cause less than substantial harm to the conservation area and this harm is not outweighed by any public benefit of the development. The development is therefore contrary to the National Planning Policy Framework, Policy COR2 Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<p>2 The erection of the dwelling would result in the intensification in use of an existing vehicular access onto Jericho Street, Thorverton. The access is considered unsuitable to accommodate additional vehicular movements as it is narrow with very restricted visibility to both the north and south when exiting the access onto the highway. There is also very restricted visibility in to the access when approaching from the south. The intensification of use of this substandard access would result in additional dangers to all users of Jericho Street and the access contrary to the National Planning Policy Framework and Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).</p>					
16/01132/FULL	Land at NGR 308637 116847 (6 & 7 The Corbett) Burllescombe 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

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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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 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) Burliescombe Devon	Retention of change of use of land for the siting of 5 additional traveller pitches, and associated works	PERCON	DEL	18/11/2016
----------------------	--	---	--------	-----	------------

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		None of the existing trees of 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.			
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).

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.

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

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.

16/01176/FULL	Deepaller Loxbeare Tiverton Devon EX16 8BX	Conversion of redundant agricultural building to dwelling	PERCON	DEL	25/11/2016
---------------	--	---	--------	-----	------------

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 begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a) Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface; (c) Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.
- 4 Before the development hereby permitted is first brought into use, the parking and turning areas shall be provided. Following their provision these facilities shall be so retained.
- 5 The mitigation works as proposed in the Ecological Appraisal (October 2015) prepared by Acorn Ecology Ltd shall be implemented and completed in accordance with the requirements of that report.
- 6 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the building have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 7 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, the Town and Country Planning (General Permitted Development) Amendment (No.2) (England) Order 2008 (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 and F of Part 1, or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil or liquid petroleum gas, provision of a hard surface or the erection of a gate, fence, wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 8 No development shall begin until there has been submitted to, and been approved in writing by, the Local Planning Authority 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.

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 character of the building is retained and to protect the building during conversion works in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure a suitable access is in place in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			
5		To ensure the protection of any ecological interests at the site.			
6		To ensure the character of the building is retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			
7		To ensure the character of the building is retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			
8		To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of the barn into a dwelling is considered acceptable in principle. This current application proposal has been designed in a positive manner, and the scope of the proposals in terms of the overall design and magnitude of changes to the buildings are considered to satisfactorily address the relevant development policy considerations. The overall design, massing and appearance of the buildings as it is to be converted is considered to be an appropriate design response in terms of balancing the character of the building and the need to upgrade it for habitable accommodation. Overall the works to the building are considered to respect the character and integrity of the building and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area subject to adopting the mitigation measures as recommended. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide a contribution towards public open space. On this basis the proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies), Policies COR1, COR2 and COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should not be granted in accordance to the development plan.

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.

16/01241/CLU	Land at NGR 310656 113326 (Hillmoor) Culmstock Devon	Certificate of lawfulness for the existing use of land for parking in excess of 10 years	PERMIT	DEL	25/11/2016
---------------------	--	--	--------	-----	------------

Conditions

- 1 From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority, on the balance of probabilities only the area marked plot C has been in use as a parking area for a period in excess of 10 years. The amended description and plan of the certificate granted accurately reflects what the Local Planning Authority considers to be on the balance of probabilities, the lawful use of the land.

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.

16/01433/FULL	Flat 1 Brook Street Bampton Tiverton Devon EX16 9LU	Change of use of 1st floor flat to retail to include a coffee shop and a beauty room.	PERMIT	DEL	25/11/2016
---------------	--	---	--------	-----	------------

Conditions

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

Reasons

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

Reasons

The proposed change of use of the first floor area from a flat to retail including a coffee shop and beauty room is considered acceptable in policy terms. The site is located within the settlement limit of Bampton and the proposal is considered to be in accordance with the aims of planning policy for Bampton providing small scale employment development that enhances the services and facilities available to the local area, enhancing the viability and tourism role of the town. The site is readily accessible by foot, with parking facilities nearby. In addition, the site is considered to conserve the character and appearance of the Conservation Area within which it is sited, and the proposal is not considered to result in any increased flood risk. Overall the proposed development is considered to be in compliance with policies COR1, COR2, COR6, COR9, COR11 and COR16 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM2, DM16 and DM27 of the Local Plan Part 2 (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
16/01449/FULL	Land at NGR 292895 101934 (Court Barton) Silver Street Thorverton Devon	Formation of vehicular field access	PERMIT	DEL	21/11/2016

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 surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 4 Any gate(s) shown on the approved plans shall be hung to open away from the highway only, shall be set back a minimum distance of 6 metres from the nearest edge of the adjoining highway, and shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 4 To allow vehicles to stand clear of the highway carriageway whilst the gates are being opened or closed in the interests of highway safety, and to ensure the formation of a safe and satisfactory access in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).

Reasons

The proposed extension 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 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
16/01465/TPO	9 Tamarind Willand Cullompton Devon EX15 2SR	Application to trim back 4 Oak trees by 1m; 2 Oak trees by 2m from house; remove 4 saplings and trim back laurel hedge all protected by Tree Preservation Order 73/00012/TPO	PERMIT	DEL	23/11/2016

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)T1 - Mature Oak, trim back by 1m. This reduction work is to the canopy where it overhangs the garden. b)T2 Sapling to remove - no objection c)T3 Sapling to remove - no objection d)T4 Ash sapling to remove - no objection e)T5 Mature Oak - prune to ensure 2m clearance between the edge of the canopy and the house. f)T6 Mature Oak - prune to ensure 2m clearance between the edge of the canopy and the property. g)T7 Ash sapling to remove - no objection h)T8 Mature Oak - trim back by 1m on canopy side where it overhangs the garden i)T9 Trim back where canopy overhangs garden by 1m j)T10 Mature Oak - trim back where canopy overhangs garden by 1m k)Laurel - trim back.

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.

Reasons

The control of the Laurel combined with the removal of the ash saplings should assist in achieving a sense of a reduction in the encroachment from the woodland into the property and the garden. The light reduction to the trees will achieve a better clearance between the woodland and property so the risk of actual damage from the trees will be significantly reduced. Mid Devon District Council Tree Officer has no objection to the proposed works.

16/01471/FULL	Land at NGR 315110 112641 Bolham House Farm Hemyock Devon	Erection of 3 biomass boilers and associated infrastructure to provide heat to existing poultry operation	PERMIT	DEL	21/11/2016
---------------	--	---	--------	-----	------------

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.

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

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 biomass boilers and housings are already installed on-site and are not considered to materially detract from the special beauty and character of the Blackdown Hills Area of Outstanding Natural Beauty as they are co-located with existing poultry buildings and are seen along side them in the landscape. The development is reasonably necessary to support the agricultural activities on the holding and represents a low-carbon mechanism for providing essential heat to the buildings as part of the broiler rearing process. The development will not have an adverse impact upon the capacity or safety of the local road network and will not cause harm to the amenity or living conditions of any neighbouring property. Having regard to all material considerations the development is in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1), Local Plan Part 3 (Development Management Policies) Policies DM2, DM5, DM22 and DM29 and the National Planning Policy Framework.

Reasons

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

16/01473/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
--------------	--	---	--------	-----	------------

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.

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

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.

16/01475/FULL	Land at NGR 303945 104694 (North of Chaldon Farm) Mutterstock Devon	Erection of a poultry building (678 sq. m.); formation of access, associated hardstanding and track	PERMIT	DEL	25/11/2016
---------------	---	---	--------	-----	------------

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 external finishes of the development hereby permitted shall match in material, colour, style, texture those of the existing poultry units of the same design located at the site entrance off Weaver lane, within East Devon area.

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 a satisfactory appearance to the development in the interests of the visual amenities of the area and in accordance with Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed erection of a poultry unit to an existing established business is acceptable in principle. The design of the new unit is appropriately scaled and designed so that it respects the character of the existing units, buildings and the surrounding area. There will be no increase in the movements of vehicles to and from the site as the present deliveries etc are under capacity. There will be minimal impacts on the appearance of the site with the introduction of the new unit to the area as it is not highly visible in the wider landscape. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM7 and DM22 and government policy as contained in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01476/FULL	Land at NGR 303971 104730 (North of Chaldon Farm) Mutterstock Devon	Erection of a poultry building (678 sq. m.); formation of access, associated hardstanding and track	PERMIT	DEL	25/11/2016

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 external finishes of the development hereby permitted shall match in material, colour, style, texture those of the existing poultry units of the same design located at the site entrance off Weaver lane, within East Devon area.

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 a satisfactory appearance to the development in the interests of the visual amenities of the area and in accordance with policies DM2 and DM22.

Reasons

The proposed erection of a poultry unit to an existing established business is acceptable in principle. The design of the new unit is appropriately scaled and designed so that it respects the character of the existing units, buildings and the surrounding area. There will be no increase in the movements of vehicles to and from the site as the present deliveries etc are under capacity. There will be minimal impacts on the appearance of the site with the introduction of the new unit to the area as it is not highly visible in the wider landscape. On this basis the proposal complies with Policy COR2 COR18 of the Mid Devon Core Strategy and Local Plan Part 3: DM1, DM2, DM7, DM22 and Government policy as contained in the National Planning Policy Framework.

Reasons

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

16/01483/CLP	10 Newton Court Bampton Tiverton Devon EX16 9LG	Certificate of lawfulness for the proposed installation of a ground floor window on side elevation	PERMIT	DEL	21/11/2016
--------------	---	--	--------	-----	------------

Conditions

- 1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01488/FULL	Land at NGR 295460 101445 (Dunsmore) Silverton Devon	Retention of vehicular access	PERMIT	DEL	18/11/2016

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.

16/01497/FULL	Land at NGR 292642 106848 (Twinoaks Farm) Bickleigh Devon	Erection of a multi-purpose agricultural storage building (729 sq.m.)	PERMIT	DEL	25/11/2016
----------------------	--	--	--------	-----	------------

Conditions

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

Reasons

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

Reasons

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. 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 and COR18 of the Mid Devon Core Strategy (Local Plan part 1) and policies DM1, DM2 and DM22 of the Mid Devon Local Plan part 3 (Development Management Policies) and government guidance as contained in the National Planning Policy Framework.

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

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.

16/01507/FULL	Tanyard Farm Willand Cullompton Devon EX15 2PE	Erection of an office/store building and associated works	PERMIT	DEL	22/11/2016
---------------	---	--	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The proposed office and store is to be used only in connection with and ancillary to the business located at Tanyard Farm and the associated buildings on site, the building and associated works are not to be let, sold or otherwise be disposed of as a separate business unit.

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 prevent an inappropriate intensification of the use of the site in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed office and store by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, its surroundings or lead to unacceptable impact on the local road network. As such the proposal is considered to comply with policies DM2, DM8 and DM20 of Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01508/TPO	10 Marguerite Road Tiverton Devon EX16 6TD	Application to crown raise 1 Oak tree to give a 5m clearance above ground and reduce height and spread by approximately 2m protected by Tree Preservation Order 87/00002/TPO	PERMIT	DEL	23/11/2016

Conditions

- 1 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.
- 2 The works hereby permitted shall consist solely of the following: a) Crown reduce the spread and height of the tree by a maximum of 2m, to a natural growth point. b) Crown raise to 3.5m above ground, secondary branches only.

Reasons

- 1 To ensure the works are carried out in accordance with best Arboricultural practice.
- 2 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.

Reasons

Purely due to the confined location of this tree the crown reduction works are acceptable, with a suggested lesser amount of crown lifting to the tree than requested.

16/01512/PNCOU	Nibbs Washfield Tiverton Devon EX16 9QY	Prior notification for the change of use of agricultural building to dwellinghouse under Class Q	PDA	DEL	22/11/2016
----------------	--	--	-----	-----	------------

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01514/LBC	Old Cordwents 1 Lower Town Halberton Tiverton Devon EX16 7AU	Listed Building Consent for replacement of weather boarding to gable end, strengthening of existing supporting structure, and installation of wall insulation to internal lining of gable wall	PERMIT	DEL	23/11/2016

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 Details of treatment of existing and proposed vertical stud timbers against furniture beetle attack shall be submitted to and approved by the Local Planning Authority. The approved treatment shall be carried out by an appropriately qualified and experienced contractor prior to affixing the proposed new horizontal boarding.
- 4 Details of the type of insulation to be used shall be submitted to and approved by the Local Planning Authority prior to its installation.

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 secure the long term retention of the existing historic timbers and protect other timber in the building.
- 4 To ensure the use of appropriate materials in the interests of protecting the fabric of the building.

Reasons

The proposed repair and strengthening works are considered to be essential and the proposed detail is acceptable. There is no discernible harm to the significance of this part of the building. Therefore, the proposal is in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and paragraphs 132 and 134 of the National Planning Policy Framework.

16/01516/HOUSE	Bluebell Cottage 3 Hillcrest Willand Old Village Willand Cullompton Devon EX15 2RP	Erection of single storey side and rear extension	PERMIT	DEL	22/11/2016
-----------------------	--	--	--------	-----	------------

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 external finishes of the development hereby permitted shall match in material, colour, style, and texture those of the existing building and be so retained.

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

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 (Development Management Policies) DM2, DM13.

Reasons

The application for the erection of a single storey extension, at 3 Hillside Willand is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, and setting of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts on the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR11 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 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 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.

16/01526/FULL	Land at NGR 302666 114116 (West of Pullet) Turnpike Sampford Peverell Devon	Variation of condition 2 of planning permission 16/00995/FULL for the substitution previously approved plans to enable the development of 2 storey dwellings on plots 3 and 4	REFUSE	DEL	21/11/2016
----------------------	---	---	--------	-----	------------

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 community engagement 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
------------	---------	----------	----------	---------------	---------------

Reasons

- 1 In the opinion of the Local Planning Authority, the proposed development is unacceptable in terms of its overlooking impacts and loss of privacy and amenity for the occupiers of the neighbouring dwellings and land uses. Policy DM2 of the Local Plan Part 3 (Development Management Policies) requires that new development is of a high quality, well integrated with surrounding buildings, streets and landscapes, and does not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties and uses, taking into account architecture, siting, layout, scale, massing and orientation. The proposed development results in a significant increase in overlooking of the numbers 14 and 15 Paullet and their currently largely private garden areas. In addition, the first floor window on the north west elevation along with the rear balcony of Plot 4 will significantly and unacceptably overlook the garden areas bounding the north west corner of the site serving houses on Higher Town. The proposal is therefore contrary to Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 2 In the opinion of the Local Planning Authority the proposal results in an unacceptable form of development. Policy DM2 of the Local Plan Part 3 (Development Management Policies) requires that new development must be of a high quality, demonstrating a clear understanding of the characteristics of the site, its wider context and the surrounding area; resulting in an efficient and effective use of the site, that positively contributes to local character; development that is well integrated with surrounding buildings, streets and landscapes, taking into account architecture, siting, layout, scale, massing and orientation. The orientation of the proposed two storey dwellings which front the rear of the existing dwellings 14 and 15 is considered to be out of character with the built form of the immediate development and the surrounding village; the dwellings are not well integrated with the surrounding buildings in respect of siting layout and massing. There has been no attempt to offset this front to back relationship and provide clear viewing corridors between the dwellings, the proposed two storey dwellings will have an unacceptably dominant impact upon the outlook of the existing dwellings. The lack of clear understanding of the characteristics of the site, its wider context and the surround area; along with disregard for appropriate siting, orientation and layout of the two storey dwellings is contrary to Policy DM2. In addition, the scale and massing of the proposed two storey dwellings is out of character with the remaining development on the site and will have an unacceptably overbearing impact on Plots 1 and 2, and the garden areas to the north west, contrary to the requirements of Policy DM2. The proposal is therefore contrary to Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).

16/01537/FULL	Land and Buildings at NGR 296164 122410 (Kersdown Barton) Ford Road Bampton Devon	Erection of an agricultural livestock building	PERMIT	DEL	25/11/2016
---------------	---	---	--------	-----	------------

Conditions

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

Reasons

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

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

Reasons

Proposed is an agricultural livestock building. 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 or the conservation area within which the site is located. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor would it result in an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007, DM2, DM22, DM27 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

Reasons

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

16/01543/FULL	Land at NGR 291588 118784 (Sherwood) Stoodleigh Devon	Erection of an agricultural livestock building	PERMIT	DEL	22/11/2016
----------------------	---	--	--------	-----	------------

Conditions

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

Reasons

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

Reasons

Proposed is an agricultural livestock and storage building. 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), Policies 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01546/HOUSE	21 Fore Street Silverton Exeter EX5 4HZ	Formation of a new window opening on gable wall	PERMIT	DEL	25/11/2016

Conditions

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

Reasons

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

Reasons

The proposed development is considered to be acceptable and will not negatively impact on neighbour, character or amenity, visual quality or the setting of the listed building. The proposal is therefore in accordance with Policy DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

Reasons

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

16/01547/LBC	21 Fore Street Silverton Exeter EX5 4HZ	Listed Building Consent for installation of a replacement window and formation of a new window opening on gable wall	PERMIT	DEL	25/11/2016
--------------	---	--	--------	-----	------------

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.
- 2 For the avoidance of doubt and in the interests of proper planning.

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

Reasons

The works are considered to cause no harm to the special interest, character or appearance of the listed building and are justified and reasonable. The significance of the heritage asset 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.

16/01550/LBC	Flat 9 Collipriest House Collipriest Tiverton Devon EX16 4PT	Listed Building Consent for internal alterations	PERMIT	DEL	22/11/2016
---------------------	--	--	--------	-----	------------

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.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The works are considered to cause no harm to the listed building and will enhance the proportions and appearance of the interior of this flat. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should not be granted consent.

16/01598/FULL	Land at NGR 306191 107570 (South Of Moorlands) Kentisbeare Devon	Retention of change of use of agricultural land to form new access	PERMIT	DEL	23/11/2016
----------------------	--	--	--------	-----	------------

Conditions

- 1 The development shall be taken to have begun on 18th October 2016, the date the application was validated by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Within 3 months of the date of this permission the site access road shall be surfaced with tarmac for a distance of not less than 6.00 metres back from its junction with the public highway. Once surfaced the access shall be retained as such.
- 4 Provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.
- 5 Visibility splays shall be provided, laid out and maintained for that purpose at the site access where the visibility splays provide intervisibility 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 25m along the lane from Moorhayne cross to the west.

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

Reasons

- 1 To set a legal commencement date for the development.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent mud and other debris being carried onto the public highway in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 In the interest of public safety and to prevent damage to the highway in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To provide adequate visibility from and of emerging vehicles in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).

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 (Local Plan Part 1) and policies DM1 and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

16/01605/LBC	Ashley Court Ashley Tiverton Devon EX16 5PD	Listed Building Consent to raise height of fireplace mantle and slate plinth, re-plaster, open alcove to side and repair limecrete floor in kitchen	PERMIT	DEL	23/11/2016
---------------------	---	---	--------	-----	------------

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.
- 2 For the avoidance of doubt and in the interests of proper planning.

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

Reasons

The works are considered to cause very minor elements of less than substantial harm to the listed building but that harm is outweighed by the associated ability to reuse the kitchen for its proper function. 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 the following 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.

16/01615/LBC	Ashley Court Ashley Tiverton Devon EX16 5PD	Listed Building Consent to create 2 new bathrooms and alter 2 existing bath/toilet rooms	PERMIT	DEL	23/11/2016
--------------	--	--	--------	-----	------------

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 All mechanical extract vents serving the approved bathrooms and required for compliance with the building regulations shall exit the building in the soffits under the eaves of the house.

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 that no harm is caused to the visual appearance of the listed building.

Reasons

The works are considered to cause very minor elements of less than substantial harm to the listed building but that harm is outweighed by the justified updating/improvement of the property to modern standards. 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 the following 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
16/01626/HOUSE	Sunnymead Kings Mill Road Cullompton Devon EX15 1QL	Erection of a single storey extension and detached garage following demolition of garage and outbuilding	PERMIT	DEL	23/11/2016

Conditions

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

Reasons

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

Reasons

The application for the erection of a single storey extension and detached garage following demolition of garage and outbuilding at Sunnymead, King Mill Road, Cullompton 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 or adjacent site uses and sufficient parking space will remain on the site. On this basis the proposals are considered to sufficiently comply with policy COR14 of the Mid Devon Local Plan Part 1 (Core Strategy), policies DM2, DM8 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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.
