

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00605/FULL	Land at NGR 273060 107098 Polbury Lapford Devon	Erection of a agricultural manager's dwelling	PERCON	DEL	08/12/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year 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 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 their use on site, samples or specific details of the materials to be used for all the external surfaces of the buildings and courtyard areas, to include a one metre panel of the stone choice and the pointing, and joinery details of external windows and doors that shall be painted and not stained, have been submitted to and approved in writing by the Local Planning Authority. No other materials other than the approved materials shall be used without the prior written approval of the Local Planning Authority.
- 5 All telephone, electricity and mains gas services to the building shall be placed underground. Metre boxes shall not be placed on any external facing walls.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) 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, G of Part 1, or Classes A, B, C of Part 2 of Schedule 2, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 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 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.
- 8 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.

Reasons

- 1 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current essential need for permanent accommodation on the site in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 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 Part 1), Policy DM10 of the Local Plan Part 3 (Development Management Policies) and National Policy in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure the use of appropriate materials in order to safeguard character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM13 and DM27.			
5		In order to safeguard the visual amenity of the area and the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM13 and DM27.			
6		To safeguard the character and appearance of the area which is close to a listed complex accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3: (Development Management Policies) and government policy as contained in the National Planning Policy Framework.			
7		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3: (Development Management Policies).			
8		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 Mid Devon Local Plan Part 3 (Development Management Policies), that an appropriate record is made of archaeological evidence that may be affected by the development.			

Reasons

The application is for the erection of an agricultural managers dwelling on an existing (Bury Barton) holding in the open countryside and is considered to be acceptable in principle. An agricultural appraisal has been submitted which demonstrates that the circumstances at the holding confirm that there is an essential need for an additional worker to live on site and that there are no other buildings on the holding that are suitable and/or available for conversion. The proposed location of the agricultural workers dwelling on the holding is considered acceptable, and although it has a reasonably sized floor plate the proposal which includes ancillary office/working space and an attached garage is considered acceptable. The proposals in design terms are considered acceptable given the sensitive location. No highway safety, movement and/or flooding issues are raised. Conditions are recommended to control the use of the dwelling so that it is not occupied other than by some involved or formally involved in agriculture. In addition a Section 106 agreement is proposed to bind the occupation of the property to part of the holding. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide new open space off site (and/or maintenance of existing) and to improve Air Quality with the Crediton AQMA. On this basis the application proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11, DM14, and DM27 of the Local Plan Part 3 (Development Management Policies), Policies COR1, COR2, COR9 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1), Policies AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and policy guidance in the National Planning Policy Framework.

Reasons

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

16/00998/HAZ	Land and Buildings at NGR 285916 112901 Tollgate Farm Nomansland Devon	Application for the storage of up to 70,200 litres of LPG	CONSEN	DEL	06/12/2016
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Reasons

The Local Planning Authority have received notification from the health and Safety Executive that they raise no objections to the storage of 70,200 litres of LPG at Tollgate Farm. The Local Planning Authority has also consulted the Devon and Somerset Fire Service, Devon and Cornwall Police and the Environment Agency. No objections have been received. It is noted that the storage containers will be placed on a concrete pad to the east side of the Tollgate Farm site. They will be visible from the entrance to the farm, but not significantly detrimental to the visual amenity of the surrounding area. As there have been no objections raised the Local Planning Authority has determined that the development would be in accordance with policy COR1 Mid Devon Core Strategy (LP1) and policy DM2 Local Plan Part 3 (Development Management Policies). Hazardous Substances Consent is therefore granted.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01001/HAZ	Swandhams Poultry Farm Sampford Peverell Devon	Application for the storage of up to 58,500 litres of LPG	CONSEN	DEL	07/12/2016

Conditions

- 1 The hazardous substances shall not be kept or used other than in accordance with the particulars provided in the application, nor outside the areas marked for storage of the substances on the plan which formed part of the application.

Reasons

- 1 In the interests of safety with respect to nearby properties.

Reasons

The Local Planning Authority has received notification from the Health and Safety Executive that it raises no objection to the storage of 58,500 litres of LPG in three tanks at Swandhams Poultry Farm. The Local Planning Authority has also consulted the Devon and Somerset Fire Service, Devon and Cornwall Police and the Environment Agency. One objection was received from a neighbouring resident, however, the Health and Safety Executive has considered the potential for the development to affect residential property and has concluded that the risks are so small that there are no significant reasons on safety grounds for refusing Hazardous Substances Consent. The site lies partly within Flood Zone 2 and as no flood risk assessment has been submitted with the application the Environment Agency has not been able to comment in detail. However, the Environment Agency has confirmed that it does not object in principle to the application. The Health and Safety Executive has not objected on terms of flood risk or recommended any flooding conditions. The tanks are to be located adjacent to poultry buildings and would be seen in conjunction with agricultural development at the site. Views would be screened by a hedge/treeline along the roadside and are not considered to have an unacceptable visual impact on the locality. On the basis of the above, the Local Planning Authority has determined that the development would be in accordance with policy COR18 Mid Devon Core Strategy (LP1) and DM2 Local Plan 3 Development Management Policies.

16/01112/HOUSE	15 High Street Halberton Tiverton Devon EX16 7AF	Erection of garage and demolition of existing garage	PERMIT	DEL	09/12/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the details shown on the approved plans and condition 2 of this planning permission, no works for the installation of the garage door, personnel door, window or fascias shall begin until details of the materials, appearance and finish of the garage door, personnel door, window and fascias has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reasons

- 2 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 finishes appropriate to the development which lies within a conservation area and adjacent to a listed building, in accordance with policies COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM13 and DM27 of Local Plan Part 3 (Development Management Policies).

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Reasons

Subject to the imposed conditions, the development will preserve the character and appearance of the conservation area, will not detract from the setting of the neighbouring listed building and will have an acceptable appearance in its setting. The proposed garage will not cause harm to the privacy or amenity of any neighbouring property and will not result in overdevelopment of the dwelling curtilage. The application is in accordance with policies COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM13 and DM27 of Local Plan Part 3 (Development Management Policies).

Reasons

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

16/01221/FULL	Todd Lettings Office 11 Meadow Gardens Crediton Devon EX17 1EJ	Change of use of part garden for the retention of shed for property letting office (Use Class A2)	PERMIT	COMM	05/12/2016
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Conditions

- 1 The use of the garden cabin as a property letting office hereby permitted shall ensure for the benefit only of Mrs Karen Todd for the purposes as set out and for no other use in Class A2 of the Town and Country Planning Use Classes Order 2015 and shall be for the period of two calendar years from the date of this Notice of Decision or when the approved use by Mrs Karen Todd ceases whichever is the sooner.
- 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 It is recognised by the Local Planning Authority that the current pattern of use to support the applicant's business is low key and does not currently result in patterns of activity which are wholly incompatible in a residential environment. However, there is potential for it do so. Therefore it is recommended that a temporary planning permission should be granted for the personal benefit of applicant in operating her current business (Todds Lettings) for 2 calendar years so that the impacts of the business can be considered over this period whilst also allowing it to remain operational whilst alternative premises are considered.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposal is in accordance with Policy COR15 in that it contributes to employment opportunities in Crediton and subject to its impact is in accordance with the positive approach to employment development in settlement limits within the Local Plan Part 3 (Development Management Policies). It is recognised by the Local Planning Authority that the current pattern of use to support the applicant's business is low key and does not currently result in patterns of activity which are wholly incompatible in a residential environment. Therefore it is recommended that a temporary planning permission should be granted for the personal benefit of the applicant in operating her current business (Todds Lettings) for 2 calendar years so that the business can remain operational whilst its impacts are being accessed over this period and in order for alternative premises to be considered.

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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 completing the decision making process in a timescale agreed by the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/01365/FULL	Land and Buildings at NGR 285635 103526 (Trew Farm) Chilton Devon	Erection of 2 dwellings for security staff; part change of use of agricultural building to form sentry office on mezzanine level and formation of an elevated walkway	PERMIT	COMM	05/12/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C or D of Part 1 of Schedule 2, relating to extensions, additions and alterations to the roof and porches shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 The use of the two dwellings hereby permitted shall ensure for the benefit only of staff who are employed in service at Trew House and for the benefit of the applicant only, as referred to on this notice of decision.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the size of the dwellings remain acceptable with regard to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 The conversion of two existing buildings into two residential dwellings is only acceptable because of the special circumstances of the applicant as referred to on this decision notice (and as noted in the Planning Statement and Design and Access Statement to support this application), and the Local Planning Authority wishes to have the opportunity of exercising control over any subsequent use in the event of the applicant ceasing the use hereby permitted.

Reasons

The site is located in the countryside where policies, in particular COR18 of the Mid Devon Core Strategy (Local Plan part 1) and paragraph 55 of the National Planning Policy Framework seeks to avoid new dwellings in the countryside unless there are special circumstances. In the case the personal security concerns of the applicant are noted, and are considered in this case to override the policy objections. Therefore whilst the application scheme is considered to be contrary to policy COR18 of the Mid Devon Core Strategy (Local Plan 1), it is considered to be in accordance with Policy DM1 and DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies) and general guidance in the National Planning Policy Framework.

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Reasons

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

16/01389/HOUSE	The Willows Hele Road Bradninch Exeter Devon EX5 4QX	Erection of replacement single storey extension and double garage after demolition of existing	PERMIT	DEL	05/12/2016
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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 single storey replacement extension and double garage in terms of their scale, design and position are not considered to dominate the host dwelling and are 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 and COR17, 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.

16/01391/HOUSE	38 Higher Town Sampford Peverell Tiverton Devon EX16 7BR	Erection of extension to ground floor utility and erection of first floor extension above	PERMIT	COMM	05/12/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

3 The 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 and the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 Adopted Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM13, DM27.

Reasons

The proposed single storey extension and first floor extension to the side elevation of the house is considered acceptable by virtue of its scale, massing, design and location. The proposed 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 proposed will not adversely impact on the setting of the building within the conservation area. As such the proposal is considered to comply with the requirements of policies COR2 of Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 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 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.

16/01421/FULL	Brook House High Street Hemyock Cullompton Devon EX15 3RG	Change of use of ground floor Tea Room and Cafe (A3) approved under 83/00765/FULL back to residential use associated with Brook House (C3)	PERMIT	DEL	05/12/2016
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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.

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Reasons

The proposed change of use of the building from a disused tea room back to a single dwelling by virtue of its location and change to its approved use is not considered to lead to an unacceptable loss of employment land or harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. The site is located within the Area of Outstanding Natural Beauty but is not considered to detract from its character, appearance or other aspects of its natural beauty. As such the proposal is considered to comply with Policies DM2, DM21 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

16/01464/FULL	Land and Buildings at NGR 294877 110981 (South Of Whitehall Cottage) Tiverton Devon	Erection of an equestrian/agricultural building	PERMIT	DEL	06/12/2016
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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 finished floor level of the building shall be at least 57.45 metres AOD.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To minimise flood risk to the building in accordance with policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The proposal is considered to be acceptable in that the building suitably designed for its rural location and located to minimise its visual impact. The building would be partially within flood zones 2 and 3, however, there is no land on which to site the building which is at a lower risk of flooding, the floor of the building will be raised outside the flood risk zone and a safe exit route available outside the flood zone. The flooding sequential test is considered to have been passed. The development is considered to be in accordance with policies COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM23 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01501/FULL	Old Den Lapford Crediton Devon EX17 6PZ	Erection of 3 dwellings following demolition of existing dwelling	PERCON	COMM	05/12/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C or D of Part 1 of Schedule 2, relating to extensions, additions and alterations to the roof and porches shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 Prior to their first use samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. No other external materials shall be used.
- 5 None of the dwellings hereby approved shall be occupied until the refuse storage, and area/facilities allocated for storing of recyclable materials on have been provided in accordance with the detail as shown on the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site.
- 6 None of the dwellings hereby approved shall be occupied until the access, turning area and parking spaces as shown on approved drawing 11405-03 (revA) has been completed in accordance with the approved details. The section of the new access coloured yellow on drawing 1405-03 (revA) is to be maintained free of obstruction and be available for use at all times.
- 7 Prior to the commencement of any work relating to the construction of the dwellings hereby approved, the site access shall be hardened and surfaced for a distance of not less than 6.0 metres back from it's junction with the public highway and drained and so retained, in accordance with details as shown on the approved plans.
- 8 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the size of the dwellings in the future are controlled to ensure that they continue to make a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the new building is of an acceptable standard and makes a positive contribution to the visual qualities of the area in accordance with policy DM2.
- 5 To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials, and in accordance with policy DM2.
- 6 To ensure the layout and construction of the access is safe in accordance with paragraph 32 of National Planning Policy Framework.
- 7 To prevent mud and other debris being carried onto the public highway.

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8 To protect the amenity of occupiers of the neighbouring property in accordance with policy DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of three dwellings within the settlement boundary of Lapford on an existing residential curtilage which accommodates a single unit set in generous grounds, and is considered to be supportable in policy terms. The dwellings are proposed as two storey units and are designed to reflect the local style. Notwithstanding the increase in height and number of units, the scheme is considered acceptable in this case given the street scene and local context. The layout is considered acceptable in terms of the relationship with the surrounding properties with no significant harm to amenity arising. The new access is acceptable in design terms, and will not result in highway safety and or capacity issues. The proposal includes sufficient parking and infrastructure to manage surface water run-off. The applicant has made satisfactory provisions in terms of off- site contributions to provide new open and air quality improvements. The proposal is considered to be compliant with the requirement of relevant policies: CO1, COR2, COR9, COR11 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM14 of the Local Plan Part 3 (Development Management Policies), AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Plan Document (Local Plan Part 2) and government guidance in the National Planning Policy Framework.

Reasons

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

16/01523/TPO	Land at NGR 276642 103016 (Rear of 22 Mill Avenue) Copplestone Devon	Application to remove the limb of 1 Oak tree protected by Tree Preservation Order 97/00009/TPO	PERMIT	DEL	07/12/2016
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) remove the limb closet to the property of 22 Mill Avenue. No further pruning required.

Reasons

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

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Reasons

Although the pruning work is not arboriculturally justified or good practice the conflict between the tree and property will be resolved by removing this limb. There should be no further pruning for at least 5 years to the tree.

16/01531/LBC	Drews Farm Ashill Cullompton Devon EX15 3NJ	Listed Building Consent to rebuild collapsed wall to rear and insert full length window, replace staircase and balustrading, rebuild porch, construct support buttress and replace window in front elevation	PERMIT	DEL	07/12/2016
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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 proposals are works of repair albeit extensive structural repair and are associated with other works ensuring that the house is renovated to enable it to be occupied as a dwelling with appropriate living amenities. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan part 3 (Development Management Policies) policy DM27 and Government advice in the National Planning Policy Framework.

16/01533/FULL	Cullompton United Charities Charity House 57 Fore Street Cullompton Devon EX15 1JT	External alterations including the replacement of 2 doors, replacement of 2 existing roof lights, and installation of 1 new roof light	PERMIT	DEL	09/12/2016
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Conditions

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

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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 alterations proposed will facilitate the conversion of the first floor offices to residential accommodation permitted under Class O of Part 3, Schedule 3 of the GPDO. The site lies in a conservation area but the works are not considered to detract from the character and appearance of the area and furthermore will not cause harm to the privacy or amenity of any neighbouring property. Having regard to all material considerations the application is in accordance with policies COR2 of the Core Strategy (Local Plan Part 1), DM2 and DM27 of Local Plan Part 3 (Development Management Policies).

Reasons

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

16/01536/HOUSE	16 Duke Street Cullompton Devon EX15 1DW	Erection of first floor extension	PERMIT	DEL	05/12/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions of Classes A, B, C, of Part 1, of Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no new openings (windows, doors, roof lights, dormer windows) shall be installed in the extension hereby approved without the Local Planning Authority first granting planning permission.
- 4 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 safeguard the residential amenity of neighbouring residents in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and appearance of the building in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of first floor extension at 16 Duke Street is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design 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: DM13 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 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.

16/01555/TPO	Southfield Southfield Drive Crediton Devon EX17 2ET	Application to crown lift 1 Fir tree protected by Tree Preservation Order 99/00007/TPO	PERMIT	DEL	05/12/2016
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown raise the Western Red Cedar by up to 7 metre.

Reasons

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

Reasons

MDDC Tree Officer has no objection to the crown raising of the tree to 7 metres from ground level, to reduce the conflict between the tree and the property of 14 Jocelyn Mead.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01558/HOUSE	Oakdene Shillingford Tiverton Devon EX16 9BG	Erection of a replacement porch and single storey extension and replacement of a garage with double carport and potting shed	PERMIT	DEL	05/12/2016

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 single storey replacement extension to the north east elevation of the property and the detached car port/potting shed, in terms of their scale, design and position are not considered to dominate the host dwelling and are considered to be supportable in policy terms. The extension is considered to 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 and COR18, 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.

16/01560/FULL	Cove Orchard Cove Tiverton Devon EX16 7RU	Erection of dwelling to replace previous dwelling destroyed by fire	PERCON	DEL	06/12/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the first occupation of the dwelling 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, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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, D of Part 1, or Classes A, B of Part 2 of Schedule 2, relating to extensions, additions to roofs, porches, gates, walls, fences, access onto highway, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
Reasons					
1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.					
2 For the avoidance of doubt and in the interests of proper planning.					
3 To safeguard the character and amenities of the area in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).					
4 To safeguard the visual amenities of the area and character and appearance of the building in accordance with policies DM2 and DM12 Local Plan Part 3 (Development Management Policies).					
Reasons					
The principal of erecting a replacement dwelling is established by policies COR18 Mid Devon Core Strategy (Local Plan Part 1) and DM12 Mid Devon Local Plan Part 3 (Development Management Policies). Permitted development rights have been removed as any unspent permitted development rights have been incorporated into the overall floor area of the replacement dwelling. The design of the replacement dwelling, including its appearance, scale and mass, siting, access and size of garden are all considered to be acceptable and in accordance with the requirements of policy COR2 Mid Devon Core Strategy (Local Plan Part 1), policies DM2 and DM14 Mid Devon Local Plan Part 3 (Development Management Policies). The dwelling will not result in any harm to the visual amenity of the surrounding area as although in a n elevated position, the topogrphical chages and significant number of trees in the area will assist in assimilating the dwelling in to the surrounding area. The application is therefore recommended for approval.					
Reasons					
In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.					

16/01585/HOUSE	Old School House Blackborough Cullompton Devon EX15 2HH	Erection of two storey and single storey side extensions following removal of	PERMIT	DEL	08/12/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.

Reasons

The application for the erection of a two storey extension at Old School House is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design 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. The site is located within the area of outstanding natural beauty but is not considered to detract from its character, appearance or other aspects of its natural beauty. On this basis the proposals are considered to sufficiently comply with the following policies; Local Plan Part 3 (Development Management Policies) DM13 and DM27 and the National Planning Policy Framework.

Reasons

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

16/01586/FULL	Land at NGR 303812 111477 (Mid Devon Business Park) Four Cross Avenue Willand Devon	Erection of 4 industrial units (Revised scheme)	PERMIT	DEL	09/12/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the first occupation of the building the site access road, parking and turning areas indicated on the approved plans shall be provided, surfaced, drained in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. Once provided, such facilities shall be permanently retained and maintained in accordance with the approved details.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of the amenity of the area, public safety and to prevent damage to the highway 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

Proposed is the erection of 4 industrial units at Mid Devon Business Park to create 586sqm of gross internal industrial floorspace. The site is allocated (policy WI1) within the Mid Devon Local Plan Part 3 (Development Management Policies) for B1, B2 or B8 uses and is located within the settlement limit of Willand; therefore there is policy support for industrial development in this location. The design of the units is considered of a high quality, is acceptable and in keeping with the existing units on the site incorporating the use of sustainable materials, with surface water drainage proposed to be connected to the existing sustainable urban drainage scheme to the south of the proposed building. The development is not considered to have an unacceptably negative impact on health, the natural environment or general amenity. It is considered a suitable access and parking area is proposed and that the development will not give rise to a significantly unacceptable level of vehicular movement. Consequently the proposal is considered to comply with policies COR1, COR2, COR11 and COR17 of Mid Devon Core Strategy (Local Plan 1) and policies DM2, DM17, DM19, DM21 and WI1 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.

16/01599/FULL	Exe Valley Leisure Centre Bolham Road Tiverton Devon EX16 6SG	Erection of extension and alterations to layout of existing carpark	PERMIT	COMM	06/12/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the extension to the leisure centre first being brought into use the re-arrangements to the car park as shown on plan 7159-11, received 14/10/2016 shall be implemented in full and the additional parking spaces made available for use.
- 4 Prior to the extension to the leisure centre first being brought into use the flood prevention measures detailed in the flood risk assessment received 14/10/2016 shall be implemented in full.

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 provision of the additional and re-arranged parking facilities in accordance with Policy DM8 of Local Plan Part 3 (Development Management Policies) and Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 To ensure the provision of the flood prevention measures in accordance with Policy COR11 of the Mid Devon Local Plan (Local Plan Part 1) and Policy DM2 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application seeks planning permission for the erection of a single storey extension to the west elevation of the existing leisure centre. This would expand an existing leisure and community facility in accordance with policy COR1 Mid Devon Core Strategy (Local Plan Part 1) and policies DM24 and DM25 Local Plan Part 3 (Development Management Policies). The extension would provide an additional fitness suite. In addition to the extension it is proposed to rearrange the publicly accessible car park by placing 4 disabled spaces adjacent to the main entrance, relocating a coach parking/drop off space and the provision of an additional 20 spaces as a result of the removal of the mini roundabout within the car park. The design of the extension will sit comfortably alongside the existing building and will not detract from the character or appearance of this building. Neither will the extension or the car park changes have a detrimental impact on the visual amenity of the area or the street scene. The proposals are therefore in accordance with policies COR2, COR9 Mid Devon Core Strategy (Local Plan Part 1) and policies DM2, DM8 Local Plan Part 3 (Development Management Policies). Due to the provision of a SUD system and appropriate strategies to accommodate flood waters in the event of a flood the application is considered to be in accordance with policy COR11 Mid Devon Local Plan (Local Plan Part 1). The application has therefore been recommended for approval.

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.

16/01603/HOUSE	34 Westfield Bradninch Exeter Devon EX5 4QU	Erection of a two-storey and single storey extensions	PERMIT	DEL	05/12/2016
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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 and single storey rear extensions to the north elevation of the property in terms of their scale, design and position are not considered to dominate the host dwelling and are considered to be supportable in policy terms. On balance, the extension is considered to adequately 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 and COR17, Local Plan Part 3 (Development Management Policies) DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/01604/FULL	Land at NGR 316711 110152 (Ten Oaks Farm) Clayhidon Devon	Variation of condition (2) of appeal decision APP/Y1138/W/16/3145647 relating to planning application 15/01622/FULL to allow the substitution of previously approved plans	PERCON	DEL	08/12/2016
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Conditions

- 1 The date of commencement of the development shall be taken as 14th October 2016 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to any above ground works associated with the new agricultural workers dwelling are undertaken, details or samples of the colour, materials and finish to be used for the external surfaces of this building hereby permitted are to be submitted to and approved in writing by the Local Planning Authority, Development shall be carried out in accordance with the approved details and be retained.
- 4 Full details and or samples of all external materials associated with the construction of the barn shall be submitted in writing to the Local Planning Authority within 28 days from the date of this decision. Such approved details and or samples shall be confirmed in writing by the Local Planning Authority and development shall be carried out in accordance with the approved details and be retained.
- 5 The agricultural livestock building hereby permitted shall be brought into agricultural use prior to the first occupation of the agricultural workers dwelling.
- 6 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 resident dependants.
- 7 Notwithstanding the provisions 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 extensions to the dwellinghouse or alterations to the roof of the dwellinghouse shall be constructed.
- 8 The agricultural livestock building and all resultant material shall be removed from the site within 3 years of the building becoming redundant for agricultural purposes.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the visual amenities of the area in accordance with polices COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM29 of the Mid Devon Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To protect the visual amenities of the area in accordance with polices COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 and DM29 of the Mid Devon Local Plan part 3 (Development Management Policies).			
5		To ensure the farm holding is able to continue to expand and to ensure the barn is built in accordance with the scheme proposed.			
6		The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the erection of new dwellings without special agricultural/occupational justification in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and guidance in National Planning Policy Framework (NPPF).			
7		To safeguard the visual amenities of the area and to ensure that the dwelling remains of a size commensurate with the needs of the agricultural holding to which it relates, in accordance with policy DM10 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
8		To safeguard the rural character of the area & special qualities of the area AONB in accordance with policies COR18 of Mid Devon Core Strategy (Local Plan part 1) and DM22 and DM29 of Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed change to the design and materials by virtue of their scale and design are not considered to harm the appearance of the dwelling, the future amenities and services of the dwelling or the area of outstanding natural beauty. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM10, DM14, DM15 and DM29 of the Local Plan 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 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.

16/01606/FULL	Land at NGR 279852 111695 (Westcott Dairy) Witheridge Devon	Erection of an agricultural livestock building (800sqm)	PERMIT	DEL	06/12/2016
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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

The application for the erection of an agricultural livestock building (800sqm) is considered to be supportable in policy terms. The building is required to house the dairy herd and on this basis is considered to be reasonably necessary to support the agricultural activity on the holding. It is not considered that the additional building would result in any significant adverse impacts on the amenity of nearby occupiers given the separation distance to neighbouring properties. The building will be viewed in accordance with the adjacent agricultural buildings, given its lower height it is considered that the building would not detract from the character and appearance of the area. The proposal is not considered to result in any significant adverse impacts on the environment or the local highway network. On this basis the proposal is considered to be compliant 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.

Reasons

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

16/01611/CLP	The Cider Press Whitnage Tiverton Devon EX16 7DU	Certificate of Lawfulness for the proposed use as a dwelling not restricted by holiday let conditions	PERMIT	DEL	07/12/2016
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Conditions

- 1 Where land has the benefit of two inconsistent planning permissions, both are valid unless and until the implementation of one has made the implementation of the other physically impossible. The Local Planning Authority has evidence that both planning permissions 95/00545/FULL and 04/00995/FULL were commenced and is of the opinion that alterations to the appearance and internal layout of the building from one planning permission to the other are non-material. Based on this, the Local Planning Authority is of the opinion that the original planning permission under 95/00545/FULL is still valid and that the building can be used as a dwellinghouse free from the restrictive conditions imposed under planning permission 04/00995/FULL.

16/01612/HOUSE	2 Perley Cross Hemyock Road Culmstock Cullompton Devon EX15 3JA	Erection of single storey extension and decking following demolition of existing single storey extension	PERMIT	DEL	05/12/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and be so retained.

Reasons

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

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

3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM13, DM27.

Reasons

The application for the erection of ground floor extension, provision of a raised deck at 2 Pearly Cross Culmstock is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design 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; Local Plan part 3 (Development Management Policies) DM13 and DM27 and the National Planning Policy Framework.

Reasons

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

16/01658/CLP	Land at NGR 301918 109809 (East of Moorstone Barton Farm) Britthem Bottom Devon	Certificate of Lawfulness for the proposed installation of an underground cable and associated works between the boundary of Stoneshill Farm Solar Park and overhead line	PERMIT	DEL	06/12/2016
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Conditions

1 The laying of an underground cable as indicated on the approved plans is considered to be permitted development under Class B of Part 15 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

16/01694/LBC	Uplowman House Uplowman Devon EX16 7DR	Listed Building Consent for the installation of door to replace existing window	PERMIT	DEL	06/12/2016
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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.

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

Reasons

The proposed works are considered to be justified and well designed and will not lead to harm to the listed building. They are therefore considered to be acceptable. 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.

16/01721/FULL	Land at NGR 294528 107026 Road from The Bothy to Shotash Farm Bickleigh Devon	Erection of an agricultural barn for livestock and storage	PERMIT	DEL	07/12/2016
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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 an agricultural barn for livestock and storage is considered acceptable. The building is considered to be reasonably necessary to support the farm holding. The development is not considered to have an adverse impact on the environment, local community or local road network. Given this assessment the application is considered to comply with policies DM2 and 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01724/LBC	Lower Woodhouse Cottage Thelbridge Crediton Devon EX17 4SJ	Listed Building Consent for erection of a stud wall to separate bedroom; erection of a stud wall in downstairs bathroom; installation of a chimney liner and installation of bathroom in bedroom 3	PERMIT	DEL	07/12/2016

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 proposed works are considered to be justified and reasonable and will not lead to harm to the listed building. They are therefore considered to be acceptable. 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.

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.
