

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01058/FULL	Muddifords Court Sampford Peverell Tiverton Devon EX15 2QG	Retention of change of use of Dutch barn from agricultural use to function space and demolition of former chicken shed	PERMIT	DEL	16/12/2016

Conditions

- 1 The commencement of this development is taken to be 26th July 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.
- 3 Visibility splays shall be provided, laid out and maintained for that purpose at the site access where the visibility splays provide inter visibility between any points on the X and Y axes at a height of 0.60 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 45.00 metres in both directions.

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 provide adequate visibility from and of emerging vehicles.

Reasons

Site located in open countryside (COR18 of the Mid Devon Core Strategy (Local Plan Part 1)) but set in large grounds with no immediate neighbours. It has been operating for some years as B&B, wedding venue and holiday facility with no known concerns from residents and no existing issues raised by Environmental Health in their response. The site is relatively level, as is the surrounding countryside here and consequently there are limited views in to the site. The National Planning Policy Framework and Local Plan encourage tourism proposals which are relatively small scale and therefore limited impact on their surroundings. The conversion which has been carried out largely complies with Policy DM11 of the Local Plan Part 3 (Development Management Policies). In summary, this site has been operating for a number of years with no known issues. On this basis, it is not considered necessary to apply onerous conditions to this consent. The proposal complies with the policies set out below.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01112/HOUSE	15 High Street Halberton Tiverton Devon EX16 7AF	Erection of garage and demolition of existing garage	PERMIT	DEL	09/12/2016

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 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).

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01117/FULL	Ingleton Farm Ashill Cullompton Devon EX15 3NP	Change of use of agricultural land and buildings to form camping site, to include provision for 2 shepherds hut pitches, 2 safari tent pitches, and 6 bell tent pitches; conversion of existing stables to shower/toilets, office, meeting room, sensory room f	PERCON	COMM	14/12/2016

Conditions

- 1 The use hereby permitted shall be discontinued on or before 14th December 2019 and, prior to its discontinuance, a scheme for the restoration of the site (to include the removal of all new structures) shall be submitted to, and approved in writing by the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before the first use of the site for its permitted use, 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 43.00 metres in both directions.
- 4 Before the first use of the site for its permitted use, the site access road shall be hardened, surfaced and drained (so that no surface water drains onto the Highway) for a distance of not less than 6.00 metres back from its junction with the public highway, in accordance with details that have first been submitted to, and approved in writing by the Local Planning Authority. Once provided, the access shall be maintained in accordance with the approved details.
- 5 Before the first use of the site for its permitted use, the parking facilities as shown on the approved drawings shall be provided and thereafter kept available for the parking of users of the camping site. The grasscrete or similar should also be included in the parking facilities and therefore implemented before the first use of the site for its intended use.
- 6 Foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer. Connection to the foul drainage shall be implemented before the first use of the site for its intended use.
- 7 (i)the tents and shepherds huts shall be occupied for holiday purposes only. (ii)the tents and shepherds huts 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 individual tents and shepherds huts on the site, 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.
- 8 The 6 pitches shown on the approved plans as being for the erection of bell tents shall only have tents erected on them from 1st March - 31st October in any year. Outside of these months the pitches shall be kept free of any tents, caravans or other accommodation.
- 9 Before the first use of the site for its permitted use, a landscaping plan including details of all hard and soft landscaping shall be submitted to, and approved in writing by the Local Planning Authority. The landscaping scheme should include the provision of a physical boundary within the paddock area to provide additional mature screening to Brimley Cottage and Prospect Place. Once approved in writing, the landscaping scheme shall be implemented within 6 months. Any trees or plants which, within the 3 year period become seriously damaged or diseased shall be replaced in the next planting season with other of a similar size and species. Once provided, the landscaping scheme as approved shall be maintained as such.
- 10 No external lighting shall be installed on the site unless details of the lighting (to include details of the brightness of any light measured in Lumens) have been previously submitted to and approved in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
11		Within 9 calendar months of the commencement of development on the site the planting as indicated on the proposed block plan shall be provided. Any trees or hedges which within a period of 5 years from the substantial completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.			
12		A maximum of eight tents (to include the two safari tents shown on the approved plans) shall be sited on the site at any time. The location of the tents within the site shall be limited to the pitches annotated for bell tent and safari tent use on the approved plans.			
13		The area shown on the approved plans as being a 'paddock for use by horses' shall be used for equestrian or agricultural activities only and shall not be used to provide recreational or accommodation areas in association with the wider use of the site for camping purposes.			
14		No play equipment shall be provided at the site until details of the play equipment, including a plan indicating its proposed siting shall have been submitted to, and approved in writing by the Local Planning Authority. Only the approved play equipment shall be provided on the site.			

Reasons

- 1 To enable the applicant to establish the business to ascertain whether the use of the site as a camping site is financially viable in accordance with DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies). To achieve restoration of the site in the interests of visual amenity once the use has ended in accordance with DM2 and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To provide adequate visibility from and of emerging vehicles.
- 4 To prevent mud and other debris being carried onto the public highway.
- 5 To ensure that adequate facilities are available for the traffic attracted to the site.
- 6 In the interests of the visual amenity of the area so as to reduce the visual impact of the development during winter months when there is less tree cover, in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 7 To ensure the discharge of drainage from the Development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment.
- 8 The site is outside defined settlement limits in the open countryside, where unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies) relating to tourism and leisure development proposals.
- 9 To ensure that the character and amenity of the rural area is maintained and that the privacy of neighbouring properties is maintained in accordance with DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 10 In order to protect the landscape and dark sky qualities of the rural area in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 11 To ensure that the development does not result in an unacceptably adverse impact on the privacy and amenity of the occupiers of the neighbouring property and to ensure that the development makes a positive contribution to the rural character of the area in accordance with policy DM2 and DM2 and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 12 To concur with the nature of the application, to preserve the character and appearance of the rural area and to protect the privacy and amenity of neighbouring properties, in accordance with COR18 of the LP1 Core Strategy and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 13 To protect the privacy and amenity of neighbouring properties, in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).

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14 To ensure that the character and amenity of the rural area is maintained and that the privacy and amenity of neighbouring properties is maintained in accordance with DM2 of the Mid Devon LP3 (Development Management Policies).

Reasons

The proposed change of use of agricultural land and buildings to form camping site, to include provision for 2 shepherds hut pitches, 2 safari tent pitches, and 6 bell tent pitches; conversion of existing stables to shower/toilets, office, meeting room, sensory room for visitors, washing facilities, and storage; erection of 2 new blocks to serve campsite; and formation of equestrian area for grazing of miniature horses at Ingleton Farm, Ashill is considered to be acceptable in policy terms, subject to the proposed conditions. The camping business is considered to be of an appropriate scale, be respectful of the character and appearance of the rural location and demonstrates that the need of the facility is not met by existing provision within nearby settlements. The planting and hedging is considered to be appropriate and is considered to sufficiently protect the privacy and amenity of the occupiers of the neighbouring properties Brimley Cottage and Prospect House. The accommodation to be provided is considered to be a sufficient distance from the neighbouring property so as not to cause issues in terms of noise nuisance and the neighbouring farm will not have a demonstrable impact upon the proposed use. Subject to conditions the development will provide a safe and suitable access to the public highway. Overall the proposal is considered to be in accordance with policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM20 and DM24 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 discussions and negotiations with the applicant and agent. 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.

16/01289/MARM	Land and Buildings at NGR 303161 108402 (Venn Farm) Culloompton Devon	Reserved Matters (Phase 1) in respect of the appearance, landscaping, layout and scale of two industrial buildings (B1, B2, and B8 use), following Outline approval 09/01573/MOUT	PERMIT	DEL	13/12/2016
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Conditions

- Noise emitted from the development hereby permitted shall not exceed a decibel level of: 57 dB(A) over a 1 hour time period (LAeq 1hr) between the hours of 07:00 - 19:00, 51 dB(A) over a 1 hour time period (LAeq 1hr) between the hours of 19:00 - 23:00, and 47 dB(A) over a 15 min time period (LAeq 15min) between the hours of 23:00 - 07:00, as measured at points A, B & C on the boundary of the site as shown on the attached plan.
- The development shall be carried out in accordance with the construction compliance recommendations and habitat & species enhancement recommendations detailed in the Updated Ecological Report by Devon Wildlife Consultants dated 25th November 2015 and the mitigation strategy and habitat management recommendations detailed in the Dormouse Mitigation Strategy by Devon Wildlife Consultants dated 22nd August 2016.
- The landscaping shown on drawing number GL0500 01B shall be completed within the first planting season following commencement of the development and shall thereafter be retained and maintained in accordance with a landscaping management and maintenance plan that shall have been previously submitted to and approved in writing by the Local Planning Authority. Such management and maintenance plan shall include details of the long term maintenance and management responsibilities for the landscaped areas and details of the management regime for the boundary hedges in order to provide adequate screening for the development from the public realm.

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Reasons

- 1 To ensure that the proposed development does not prejudice the amenities of the locality by reason of noise in accordance with policy DM7 of the Local Plan Part 3(Development Management Policies).
- 2 To ensure the development minimises the impact on protected species in accordance with policy DM28 of the Local Plan Part 3 (Development Management Policies).
- 3 In the interests of the visual amenities of the area and to ensure the development minimises the impact on protected species in accordance with policies DM2 and DM28 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that although large, the buildings are similar in scale and design to other buildings on the Kingsmill Industrial Estate. Landscaping is proposed to help screen the buildings in the landscape and a SUDS scheme is proposed to cater for surface water and reduce potential flood risk. Parking is to be well-related to the buildings and will include electric vehicle charging secure cycle parking. The reserved matters are considered to be in accordance with policies COR4, COR9 and COR11 of the Mid Devon Core Strategy (Local Plan 1) and DM2, DM3, DM7, DM8 and DM28 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 negotiation and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/01319/FULL	Electricity Sub Station (Folly Bridge) Uton Devon	Erection of a replacement substation (33kV) and 2 transformers and construction of new vehicular access	PERCON	DEL	16/12/2016
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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 mitigation works as proposed in the Preliminary Ecological Appraisal (June 2016) prepared by Devon Wildlife Consultants shall be implemented and completed in accordance with the requirements of that report with the exception of the timing of the delivery of the approved development and the new hedgerow. The details of the new hedgerow as proposed part of the mitigation works shall be submitted to the Local Planning Authority and approved in writing and implemented in accordance with the approved details, prior to the commencement of the development hereby approved
- 4 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 5 No other part of the development shall be commenced until the parking area has been provided in accordance with details shown on the submitted plans. Following their provision these facilities shall be so retained.

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6 Prior to their use on site, samples of the materials to be used for the roof and facades of the building will have been submitted to and approved in writing by the Local Planning Authority. In addition, the colour of the 2.4m palisade fencing surrounding the substation site will have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the protection of any ecological interests at the site.
- 4 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).
- 5 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 6 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and the character and appearance of the building in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development for the erection of a replacement substation (33kV) and 2 transformers and construction of new vehicular access is considered to be supportable in policy terms. The new development will sit as an extension to an existing substation, and overall it is not considered that the new building and/or installations as proposed would have any harmful impacts on the amenity of the area in terms of its character and appearance or on the visual amenities of the area. On this basis the proposals are considered to be acceptable and in accordance with the following Policies: COR8 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1 and DM2 of the Local Plan Part 3 (Development Management Policies) 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 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.

16/01380/FULL	Land and Buildings at NGR 304747 119836 (Stuckleys) Hockworthy Devon	Re-installment of a derelict dwelling; conversion of barn to dwelling and erection of a bat roost (Revised Scheme)	PERCON	DEL	16/12/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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		No development to which this permission relates shall commence until an appropriate programme of (i) archaeological monitoring and recording of all groundworks and (ii) historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing 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 District Planning Authority.			
5		The mitigation works as proposed in both the Ecological Survey Report (September 2015) prepared by David F Wills and that of J.L. Ecology (September 2016) shall be implemented, completed and retained 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 shall have been submitted to and approved in writing by the Local Planning Authority.			
7		No boundary treatment shall be installed 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.			
8		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.			

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).
- 4 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013) that an appropriate record is made of the heritage assets that are affected by the development.
- 5 To ensure the protection of any ecological interests at the site in accordance with policy DM11 of Local Plan Part 3 (Development Management Policies).
- 6 To ensure the character of the building is retained in accordance with policy DM11 of Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the rural character of the area.
- 8 To ensure the character of the building is retained in accordance with policy DM11 of Local Plan Part 3 (Development Management Policies).

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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 reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of both the cottage and 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. On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14, and DM15 of the Local Plan part 3, COR1, COR2 and COR9 of the Mid Devon Core Strategy (2007) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should be 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 site visit 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.

16/01416/FULL	Land at NGR 296437 112223 (between 52 Canal Hill & 1 Devonshire Rise) Devonshire Rise Tiverton Devon	Erection of dwelling	PERCON	DEL	14/12/2016
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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 No development shall begin until details/samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 The surface water drainage of the site to be designed as to prevent the discharge of surface water onto any highway.
- 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, E of Part 1, shall be undertaken within the application site/dwelling curtilage* 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with: [select from following as appropriate] Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM14			
4		to prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with DM2 (d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the national Planning Policy Framework.			
5		to protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and amenity space are maintained for the proposed dwelling in accordance with policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed (revised) scheme is acceptable. The site is within the defined settlement limit of Tiverton. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the street scene. Adequate on-site parking with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwelling and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. The proposal is therefore in accordance with policies COR2, and COR13 of the Mid Devon Core Strategy (Local Plan part 1), together with policies DM1, DM2, DM3, and DM8.

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 Councillor briefing, 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.

16/01491/FULL	Milverton Lodge 22 The Avenue Tiverton Devon EX16 4HW	Retention of dwelling as 8 studio flats and 1 maisonette	PERMIT	DEL	14/12/2016
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Conditions

- 1 The development hereby approved shall be considered to have been lawfully commenced on 6th October, the date the application was registered.

Reasons

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

Reasons

The site is within the settlement limits of Tiverton. National planning policy and local plan policies encourage the provision of residential accommodation within such towns. It is necessary however, to ensure that the amenity and privacy of the neighbouring dwellings are important considerations. The dwellings by virtue of their form and design are considered to be an appropriate form of development that would not be out of context with the established pattern of the area. The juxtaposition of both the existing dwellings and the neighbouring dwellings is such that the dwellings do not create a significant loss of privacy to the detriment of the living conditions of the occupants of the properties. A contribution has been provided to deliver off site open space in the locality. On this basis it is considered that the proposal meets the requirements of Mid Devon Core Strategy (Local Plan part 1) policies COR1, COR2, COR3, COR8, COR9, COR13; Allocations and Infrastructure DPD policies AL/IN/3 and Local Plan Part 3 (Development Management Policies) policies DM2, DM8 and DM14.

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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 manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/01533/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.

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.

16/01535/FULL	Land and Buildings at NGR 292281 106856 Twin Oaks Bickleigh Devon	Erection of a general purpose agricultural building	PERMIT	DEL	15/12/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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.

16/01539/FULL	Land and Buildings at NGR 305087 118250 Ford House Holcombe Rogus Devon	Conversion of former agricultural buildings to dwelling and carport/playroom	PERMIT	DEL	13/12/2016
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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 development hereby permitted shall be carried out at all times strictly in accordance with the conclusions and recommendations of the Ecological Survey Report by Acorn Ecology (October 2015).
- 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, E, of Part 1, of Schedule 2, relating to extensions and alterations, additions to the roof, porches and outbuildings 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 any biodiversity interest at the site in accordance with policy DM11 of Mid Devon Local Plan Part 3 (Development Management Plan).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 To safeguard the character and appearance of the building and the conservation area in accordance with policy Mid Devon Core Strategy (Local Plan 1) policy COR2 Local Plan Part 3: (Development Management Policies) DM2 and DM27.

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 reflects this guidance. To be converted to a dwelling, policy DM11 only applies if the existing building positively contributes to the area's rural character. On balance, it is considered that the barn and its existing boundary wall, piers and openings create a strong local feature which does positively contribute to the rural character of the area. In their revised form, the works to the building are considered to respect the character 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 impact on public open space. The proposal is therefore considered to comply with policies COR1, COR2 and COR18 of Local Plan Part 1 (Core Strategy); policies DM1, DM2, DM8, DM11, DM14, and DM15 of Local Plan Part 3 (Development Management Policies) and policy AL/IN/3 of AIDPD

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. 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.

16/01540/FULL	Land and Buildings at NGR 305037 118140 Ford House Holcombe Rogus Devon	Conversion of former agricultural building, kennel runs and garage to dwelling and erection of first floor extension	PERMIT	DEL	14/12/2016
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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 development hereby permitted shall be carried out at all times strictly in accordance with the conclusions and recommendations of the Ecological Survey Report by Acorn Ecology (October 2015).
- 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, E, of Part 1, of Schedule 2, relating to extensions and alterations, additions to the roof, porches and outbuildings 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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| 3 | | To safeguard any biodiversity interest at the site in accordance with policy DM11 of Mid Devon Local Plan Part 3 (Development Management Policies). | | | |
| 4 | | To safeguard the character and appearance of the building and the conservation area in accordance with policy Mid Devon Core Strategy (Local Plan 1) policy COR2 Local Plan Part 3: (Development Management Policies) DM2 and DM27. | | | |

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 reflects this guidance. To be converted to a dwelling, policy DM11 only applies if the existing building positively contributes to the area's rural character. On balance, it is considered that the barn and boundary wall, making up the other 2 buildings, does positively contribute to the rural character of the area. In their revised form, the works to the building are considered to respect the character 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. The proposal is therefore considered to comply with policies COR1, COR2 and COR18 of Local Plan Part 1 (Core Strategy); policies DM1, DM2, DM8, DM11, DM14, and DM15 of Local Plan Part 3 (Development Management Policies) and policy AL/IN/3 of AIDPD

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. 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.

16/01587/FULL	Land and Building at NGR 286533 106254 (Adjacent to Dunns Cottage) Cheriton Fitzpaine Devon	Erection of dwelling	PERCON	DEL	13/12/2016
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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 No hard landscaping works in the areas shown on the approved plan(s) shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 4 No part of the development hereby approved shall be brought into its intended use until the access driveway, turning areas and parking spaces have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.
- 5 No development shall begin until a Method of Construction Statement to include details of: (a) parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials shall have been submitted to, and agreed in writing by, the Local Planning Authority. Only the approved details shall be implemented during the construction period.
- 6 All telephone, electricity and mains gas services to the building shall be placed underground.
- 7 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 8 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, E of Part 1, or Classes A & B of Part 2 of Schedule 2, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 9 No boundary treatment shall be installed 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 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 1) policy COR2 Local Plan Part 3: (Development Management Policies) DM2, DM14.
- 4 To ensure that adequate facilities are available for the traffic attracted to the site.
- 5 To ensure the provision of adequate facilities during the construction period and in the interests of highway safety.
- 6 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2.
- 7 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with Devon Structure Plan 2001-2016 policy TR10.
- 8 To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and amenity space are maintained for the proposed dwelling in accordance with policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Cheriton Fitzpaine, and it is a revised proposal to that approved under application reference 15/01796/OUT. The height, scale, massing and design of the new dwelling will ensure that the new building is compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. Subject to plans showing a turning area, adequate on-site parking and vehicle manoeuvring facilities with access to it there are no concerns on highway safety and/or capacity grounds. The juxtaposition and orientation between the dwelling and the neighbouring house is such that the application will not adversely affect the living conditions of the occupiers of that dwelling. The proposal is therefore in accordance with policies COR9, COR2, and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), together with policies DM1, DM2, DM8, DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01608/FULL	Gardeners Nursery Uffculme Cullompton Devon EX15 3EX	Change of use of agricultural land for the permanent retention of 4 decking bases with safari tents and shower/toilet room for holiday purposes	PERMIT	DEL	15/12/2016

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 (i) the tents shall be occupied for holiday purposes only. (ii) the tents shall not be occupied as a person's sole or main place of residence. (iii) the owners/operators shall maintain an up-to-date register of the names of all occupiers of the tents on the site, 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.
- 4 The tents shall be The Satara (Boldscan) as set out in the approved details, with the external finish of the shower/toilet block to remain natural wood with no colour treatment. Such approved will be so used and retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside defined settlement limits in the open countryside, where permanent tents with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with, Policy DM24 of the Local Plan Part 3 (Development Management Policies) Post Inspector's Report and National Planning Policy Framework (NPPF).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Local Plan Part 3 (Development Management Policies) DM2, DM24.

Reasons

The proposed permanent retention of 4 decking bases with safari tents with associated shower/toilet building for holiday purpose by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the existing business or its surroundings. As such the proposal is considered to comply with policies and of Adopted Mid Devon Local Plan Part 3 (LDF) 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01617/HOUSE	28 Fairfield Sampford Peverell Tiverton Devon EX16 7DE	Erection of two storey extension	PERMIT	DEL	14/12/2016

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

16/01621/FULL	Land and Buildings at NGR 314393 113576 The Old Storage Building, Culmbridge Mill Hemyock Devon	Conversion of barn to dwelling	PERCON	DEL	14/12/2016
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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 No development shall begin until a schedule of works required securing the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works.
- 4 Prior to their use a detailed schedule and specification of all external materials and finishes (including windows and external doors, roof tiles, gutters, downpipes, soffits etc) shall have been submitted to and approved in writing by the local planning authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		Prior to installation on the building, details and plans shall be submitted to and approved in writing by the Local Planning Authority of the positions, colour and material of any soil and vent pipes that appear externally.			
6		Prior to installation details shall be submitted to and approved in writing by the Local Planning Authority of the type, height, style and materials of the proposed garden boundary fence located to the northern part of the site separating the garden from the field access, once provided such approved fence is to be retained. In addition the existing boundary walls and fences on the other boundaries shall remain unchanged and in place and be so retained.			
7		The recommendations and mitigation measures set out in the submitted Preliminary Ecological Survey by First Ecology dated September 2016 and Bat survey Seasons Ecology Dated September 2016 shall be strictly adhered to and undertaken in full at the appropriate time within the conversion period as set out in the reports.			
8		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1, or Classes A, B, of Part 2 of Schedule 2, relating to the erection of extensions, the insertion of additional windows or doors, including to the roof and the insertion of rooflights and dormers, the provision of a porch, the provision of outbuildings, pools or containers for domestic heating purposes for the storage of oil, bio fuel or LPG, the installation of a chimney or flue, hard-surfaces and means of enclosure, gates, fences and walls etc and means of access 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 ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM2, DM11.
- 4 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area (AONB) in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM2, DM11.
- 5 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area (AONB) in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM2, DM11
- 6 To ensure appropriate boundary treatments are incorporated and provide adequate and appropriate means of enclosure to respect the character of the building and the AONB in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM2, DM11
- 7 To ensure that protected species are catered for and protected during the conversion process.
- 8 To safeguard the visual amenities of the area (AONB) and the character and appearance of the building(s) to be provided in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan Part 3 policies DM2, DM11.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 reflects this guidance where a building makes a positive contribution to the rural character of the locality. The proposed conversion of this disused barn to a dwelling is on balance acceptable in principle, given the location of the site adjacent to other buildings. In addition the conversion will provide an enhancement to the area within the setting of the Blackdown Hills Area of Outstanding Natural Beauty and the building itself is in compliance with the NPPF para 55. The scope of the works and overall design is appropriate for the existing building and adjacent buildings. The proposed works will not result in loss of any significant fabric and although it will inevitably have an impact on the character of the building, this is, on balance, considered to be reasonable in the context of the policy considerations. There are no highway issues to consider and adjacent properties will not be adversely affected by the proposal. Therefore, the proposal is in accordance with the Core Strategy policies COR2, COR18, the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2, DM8 and DM11 and DM29 policy AL/IN/3 of Local Plan (Allocations and Infrastructure Development Plan Document) and paragraph 55 of the National Planning Policy Framework,

Reasons

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

16/01622/HOUSE	Chevithorne Barton Chevithorne Tiverton Devon EX16 7QB	Erection of extensions and other external alterations	PERCON	DEL	14/12/2016
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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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.

Reasons

The proposed development is considered to be appropriately detailed and respects the character, scale, setting and design of the dwelling, as well as the setting of the listed building. The development proposed does not cause any adverse impacts on neighbouring properties. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

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.

16/01623/LBC	Chevithorne Barton Chevithorne Tiverton Devon EX16 7QB	Listed Building Consent for internal and external alterations, including erection of extensions	PERCON	DEL	14/12/2016
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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.
- 3 All plasterwork repairs, cleaning and stabilisation work should be carried out in accordance with the professional advice given by Richard Ireland in his plasterwork assessment dated 31.10.2016, submitted as part of this application and listed in the approved documents list. A sample panel of over-coating of no more than 30cmx30cm shall be carried out and agreed by the local planning authority before completion of the rest of the ceiling.
- 4 No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing 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 District Planning Authority.
- 5 A methodology for opening the study fireplace shall be submitted to and agreed in writing by the local planning authority prior to commencement of this element of the work.
- 6 The size, design and materials of the new fire place surround for the study shall be submitted to the local planning authority and agreed in writing 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 ensure that appropriate repair techniques are used and the plasterwork in the listed building is preserved and enhanced and not damaged, and therefore to protect the special interest of the listed building.
- 4 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of the historic building fabric that may be affected by the development.
- 5 To ensure that any remnant fireplace is protected during works and not harmed.
- 6 To ensure that the new fire surround is appropriately sized, designed and is of sympathetic materials and therefore to protect the special interest of the listed building.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works are not considered to cause harm to the listed building and will therefore preserve its special architectural, historic and visual interest and character. The works are carefully justified, specified and detailed. 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.

16/01635/FULL	Land and Buildings at NGR 306638 114240 (Down Farm) Burlescombe Devon	Erection of a storage building	PERMIT	DEL	15/12/2016
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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 erection of a storage building is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), 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.

16/01639/HOUSE	Four Seasons Bungalow Oakford Tiverton Devon EX16 9JS	Erection of an extension	PERMIT	DEL	12/12/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposed single storey extension to the west elevation of the property in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

16/01643/TPO	Land at NGR 301155 107495 (Adjacent Milkmoor) Tiverton Road Cullompton Devon	Application to remove 3 branches overhanging the site boundary from 1 Willow tree protected by Tree Preservation Order 00/00006/TPO	PERMIT	DEL	15/12/2016
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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) Prune 3 second order branches overhanging the site boundary back to previous pruning points

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The pruning will have little effect on the amenity value or appearance for the tree owners, as such MDDC Tree Officer has no objection to the proposal.

16/01649/TPO	20 Lupin Way Willand Cullompton Devon EX15 2SB	Application to coppice a Hazel and Field Maple hedgerow and remove up to 4 branches of 1 Oak tree protected by Tree Preservation Order 02/00005/TPO	PERMIT	DEL	15/12/2016
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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) Re Coppice combined with hedge laying the established informal hedge b) Prune the lowest branch over the garage roof of 1 oak tree to give 2m clearance between the tree and the property.

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

The hedge laying/coppicing work is required maintenance and the pruning of the Oak tree is necessary to alleviate the potential nuisance caused by the tree.

16/01654/FULL	Land at NGR 287754 104345 (Lower North Coombe) Stockleigh Pomeroy Devon	Erection of a general purpose agricultural building	PERMIT	DEL	15/12/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The application for the erection of an a general purpose agricultural building is considered to be supportable in policy terms. Although the holding is small scale, there are no existing buildings and it is considered, on balance, to be reasonably necessary to support the agricultural operations on the holding. It is not considered that the proposal would materially harm the character and appearance of the area or the living conditions of any nearby residents. It is not considered that the proposal would result in an unacceptable traffic impact on the local highway network. Overall it is considered that the proposal is acceptable in accordance 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 guidance in the National Planning Policy Framework.

Reasons

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

16/01657/HOUSE	Ashcott Battle Street Clayhidon Cullompton Devon EX15 3TQ	Erection of a two storey extension	PERMIT	DEL	15/12/2016
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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 a two storey rear extension is considered to be supportable in policy terms. The overall scale and design of the application scheme is considered to be acceptable taking into account the character, scale, setting and design of the existing house. Furthermore it is not considered that the application scheme would result in any material adverse impacts to the living conditions of occupants of neighbouring properties or upon the designation of the Blackdown Hills Area of Outstanding Natural Beauty. On this basis the proposals are considered to sufficiently comply with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2, DM13 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/01659/HOUSE	Carthouse Whitnage Tiverton Devon EX16 7DU	Erection of single storey extension	PERMIT	DEL	13/12/2016
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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 stone and brick for the external surfaces of the development shall match in colour, texture and bonding those of the existing building.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to safeguard the character and appearance of the dwelling in accordance with policy DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that the extension is subservient to the main barn and will be constructed in matching materials. The extension not obscure the character of the barn to any material degree nor have an unacceptable impact on the living conditions of the neighbouring residents. The development is considered to be in accordance with policies DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

16/01660/FULL	The Birches Kentisbeare Cullompton Devon EX15 2AS	Change of use of agricultural land to erect 2 domestic garden sheds and retention of 1 domestic shed	PERMIT	DEL	12/12/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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 agricultural land to erect two domestic garden sheds and retain one domestic shed is considered to be acceptable in policy terms. The proposal will not negatively impact on the viability of the agricultural unit or the agricultural dwelling due to the very small area of land proposed to change use. The site is located within flood zones 2 and 3, however the proposed use is considered suitable for the site and will not result in an increase to flood risk. Overall the proposal is considered to be in accordance with policies CO11 and COR18 of the Mid Devon Core Strategy; DM1, DM2 and 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 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.

16/01661/FULL	Congregational Church High Street CREDITON DEVON	Alterations to access to upper hall to form new ramp and stairs	PERMIT	DEL	16/12/2016
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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 indication on the application forms, the railings shall be finished in Anthracite Grey (RAL7016/BS18C40) and so maintained in perpetuity.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for alterations to upper hall to form new ramp and stairs is considered to be supportable in policy terms. Consent has previously been granted for an entrance ramp in this location, this scheme seeks to alter the design of the ramp and also to include stairs. The proposed development by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the setting and historic fabric of the host building or its surroundings. As such the proposal is considered to comply with policies, COR2 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM27 of the Local Plan part 3 (Development Management policies).

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.

16/01662/LBC	Congregational Church High Street Crediton Devon	Listed Building Consent for alterations to access to upper hall to form new ramp and stairs	PERMIT	DEL	16/12/2016
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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.
- 3 Notwithstanding the indication on the application forms, the railings shall be finished in Anthracite Grey (RAL7016/BS18C40) and so maintained in perpetuity.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27.

Reasons

The application for alterations to upper hall to form new ramp and stairs is considered to be supportable in policy terms. Consent has previously been granted for an entrance ramp in this location, this scheme seeks to alter the design of the ramp and also to include stairs. The proposed development by virtue of its overall scale, massing, design and location is not considered to harm the setting and historic fabric of the host building or its surroundings. As such the proposal is considered to comply with policy DM27 of the Local Plan part 3 (Development Management Policies) and advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01688/ADVERT	One Stop Community Stores Ltd 1 Station Road Willand Cullompton Devon EX15 2PR	Advertisement Consent to display 1 externally illuminated fascia sign and 4 other non- illuminated signs	PERMIT	DEL	15/12/2016

Conditions

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- 2 No advertisement shall be sited or displayed so as to - a)endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); b)obscure, or hinder the ready interpretation of any traffic sign, railway sign or aid to navigation by water or air; or c)hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- 3 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 In accordance with the provisions of The Town and Country Planning (Control of Advertisements) Regulations 2007.
- 2 In accordance with the provisions of The Town and Country Planning (Control of Advertisements) Regulations 2007.
- 3 In accordance with the provisions of The Town and Country Planning (Control of Advertisements) Regulations 2007.
- 4 In accordance with the provisions of The Town and Country Planning (Control of Advertisements) Regulations 2007.
- 5 In accordance with the provisions of The Town and Country Planning (Control of Advertisements) Regulations 2007.

Reasons

The display of the proposed Fascia sign and self-adhesive picture signs will not be of detriment to the character or amenity of the shop based on where they are proposed to be located. The signs will be of no risk to the safety of pedestrians or road users. The proposal is in accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the National Planning Policy Framework.

16/01691/HOUSE	1 Withy Close Tiverton Devon EX16 4HY	Erection of two storey extension	PERCON	DEL	13/12/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 Prior to the first occupation of any part of the extension hereby permitted, the additional hardstanding area to extend the existing driveway as shown on drawing 16/WIT/04A and received by the Local Planning Authority on the 6th of December 2016, shall be provided to ensure there are two car parking spaces available to serve the enlarged dwelling. The hard surfacing material used shall be of a permeable material, or provision shall be made within the curtilage of the dwellinghouse for the drainage of surface water.

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 there are adequate parking facilities for the dwelling and to ensure that surface water does not drain onto the highway, in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed two storey extension to the west elevation of the property in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to 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) Policies COR2 and COR13, Local Plan Part 3 (Development Management Policies) 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.

16/01713/CLP	67 Highfield Close Lapford Crediton Devon EX17 6PS	Certificate of lawfulness for the proposed erection of a summerhouse	PD	DEL	15/12/2016
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Conditions

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

16/01770/HOUSE	Fair View Culmstock Cullompton Devon EX15 3HU	Erection of extension following demolition of existing conservatory	PERMIT	DEL	15/12/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The application for the erection of a single storey side extension following demolition of the existing conservatory at Fair View, Culmstock 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 COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), policies DM2 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.
