

# Decision Register

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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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01168/FULL	Mucky Mutts Unit 1 Hermosa Peoples Park Road Crediton Devon EX17 2DD	Retention of change of use of funeral directors (sui generis) to mixed use office, storage and dog grooming parlour (B1 and sui generis)	PERMIT	DEL	21/12/2016

#### Conditions

- 1 The development hereby approved shall be considered to have been lawfully commenced on 8th November 2016, the date the application was registered.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

#### Reasons

- 1 For the avoidance of doubt and in accordance with 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 retention of change of use of funeral directors (sui generis) to mixed use office, storage and dog grooming parlour (B1 and sui generis) is considered to be supportable in policy terms. The retention of small scale employment uses within this location is considered to meet the aims of policy COR15 which seeks to provide employment opportunities within Crediton and increase the self-sufficiency of the town. Although there are a number of residential properties surrounding the site, no representations have been made that raise concern in terms of the impact on their amenity whilst the businesses have operated for the last three years. Given the nature and scale of the activity it is not considered that the continued operation of the businesses from the site is likely to result in any significant harm to the amenity of neighbouring properties. The access and parking arrangements are considered to be acceptable. There are no concerns regarding the impact on the Crediton Conservation Area. Overall the proposal is considered to be compliant with the following policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM27 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

#### Reasons

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

16/01319/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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.			
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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01380/FULL	Land and Buildings at NGR 304747 119836 (Stuckleys) Hockworthy Devon	Re-instatement of a derelict dwelling; conversion of barn to dwelling and erection of a bat roost (Revised Scheme)	PERCON	DEL	16/12/2016

### 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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).			

### 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.

<b>16/01396/FULL</b>	Cidercourt Venny Tedburn Crediton Devon EX17 3QB	Removal of condition 4 of planning permission 04/00675/FULL relating to agricultural tie	PERMIT	DEL	23/12/2016
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### Conditions

- 1 The effective date for this permission is the date of the decision notice hereby issued.
- 2 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development of the types described in Classes A, B, C, D and E of Part 1 and Class A of part 2 of Schedule 2 (which includes enlargement, improvement or other alteration, porches, sheds, greenhouses, huts, fences and walls) shall be undertaken on the premises, other than hereby permitted, or unless the prior written consent of the Local Planning Authority has been obtained.
- 3 The agreed details to permanently prevent vehicular access via the north west wall of the courtyard as agreed pursuant to planning approval ref: 04/00675/FULL shall be maintained at all times.

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**Reasons**

- 1 In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 2 The Local Planning Authority would wish to maintain control over future extensions to the property given its location in the countryside.
- 3 To prevent direct access onto the highway from an access with limited visibility.

**Reasons**

The application scheme seeks to lift the restriction on the terms of the occupation of the dwelling as imposed by condition 4 pursuant to LPA: 04/00675/FULL which restricted the occupation of it to an agricultural worker. The proposed development complies with COR9 of the Mid Devon Core Strategy and policies DM1, DM8 and DM10 of Mid Devon Local Plan policy and there are no other material considerations which weigh against granting planning permission.

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

<b>16/01458/CLU</b>	Tridley Down Black Dog Crediton Devon EX17 4RW	Certificate of lawfulness for the existing use of a dwelling in non-compliance with an agricultural occupancy condition	PERMIT	DEL	23/12/2016
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**Conditions**

- 1 On balance of probability the Bungalow at Tridley Down, Woolfardisworthy, has been occupied in breach of the terms of Planning Permission reference: 88/02292/OUT for a period in excess of 10 years.

<b>16/01564/FULL</b>	Land at NGR 306757 110258 South of Southill Barton Kentisbeare Devon	Erection of a stable block/hay store (371sqm) and construction of riding arena (1125sqm) for personal use	PERCON	DEL	20/12/2016
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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 development hereby approved, or part thereof, a landscaping scheme, including details of any changes proposed in existing ground levels shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

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- 4 The access hereby approved shall not be used for vehicular access until the visibility splays have been provided. The site access drive shall be hardened, surfaced, drained so that no surface water drains on to the public highway and maintained thereafter for a distance of not less than 6.0 metres back from its junction with the public highway, and shall be retained for that purpose at all times. Any gates shall be set back by a minimum of 4.5m from the edge of the carriageway and hung to open inwards only.
- 5 The equestrian facilities hereby approved to include stables and an arena, shall be used for private domestic use only, and shall not be let, sold, or otherwise used for any commercial or business purposes.

**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 development makes a positive contribution to the character and amenity of the area in accordance with COR18, DM2, and DM23.
- 4 To prevent mud and other debris being carried onto the public highway, to ensure adequate facilities are available for the traffic attracted to the site and to ensure appropriate drainage provision is provided in the interest of public safety and to prevent damage to the highway, in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Plan).
- 5 In order to ensure that the development doesn't negatively impact on the character of the countryside and to ensure the proposed equestrian enterprise does not result in an unacceptable increase in traffic on the local highway network.

**Reasons**

Subject to the imposed conditions, the proposed equestrian facilities are considered to be appropriately located and of an appropriate scale, design and materials so as not to harm the character and landscape of the rural area or amenity of nearby residents. In addition it is not considered that the development will result in an unacceptable increase in traffic on the local highway network. As such, the proposed development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM23 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.

<b>16/01567/FULL</b>	Land and Buildings at NGR 275015 100620 Whelmstone Barton Coleford Devon	Conversion of redundant barns to 3 dwellings and change of use of agricultural land to residential garden (Revised Scheme)	PERCON	DEL	20/12/2016
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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) Full drawn details of proposed repairs to the existing fabric, including cob repairs and details of how and where any new materials will be inserted and to demonstrate how the corner of unit 3 will be re-instated. (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		The conclusions and mitigation measures set out in the Richard Green Ecology protected species survey (report dated September 2016) received on 21st October 2016 by the Local Planning Authority shall be complied with in full during construction of the development hereby approved.			
5		The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.			
6		Prior to first occupation of the dwellings hereby approved, there shall be submitted to, and been approved in writing by the Local Planning Authority a plan for visibility splays including the relocation and a schedule of alterations to the boundary hedge which will need to be maintained and set back in part from its current alignment. The visibility splays should be measured from a point 2.4 metres back from the edge of the adjoining highway along the centre line of both access points, provided over a height of 600 millimetres above adjoining road level and for a minimum distance of 25 metres, on both sides of the vehicular accesses. The approved scheme shall be completed in accordance with the approved details and shall be so retained at all times.			
7		The site access shall be hardened, surfaced in a bound material, drained and maintained thereafter for a distance of not less than 6.00 metres back from its junction with the public highway.			
8		The development shall be carried out at all times in strict accordance with the approved written scheme of investigation (South West Archaeology WSI no. CWS16WSIV1) as received by the Local Planning Authority on 14th December 2016.			
9		Prior to first occupation of the dwellings hereby approved, further details of the communal bin store shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall be provided in accordance with these agreed details prior to first occupation of the dwellings.			
10		Prior to first occupation of the dwellings hereby approved there shall be submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels, samples of surfacing materials and edging, details of demarcation of ownership and details of new hedge planting. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
11		Before their use, details/samples of the materials to be used, including details of the colour of lime wash, for the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.			
12		Prior to its use, a sample panel of between 1 and 2 square metres in size of the proposed render, to be used for the internal and external walls of the buildings, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. Such approved materials shall be so used and retained at all times thereafter.			
13		Prior to their installation, details of the new external windows including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows shall be in accordance with these approved details, and be so retained thereafter.			
14		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes [A, B, C, D, E, G, H] of Part 1, or Classes [A, B, C] of Part 2 of Schedule 2, relating to extensions, alterations to roofs, porches, sheds and enclosures, chimney flue soil and vent pipes and minor operations 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.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		To ensure the character of the building are retained and to protect the building during conversion works in accordance with policy DM11.			
4		To ensure the protection of any ecological interests at the site.			
5		In the interest of highway safety.			
6		In the interest of highway safety to ensure adequate visibility at the point of access and egress for vehicles entering or leaving the site. The hedge shall be retained to retain the character and appearance of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).			
7		In the interest of highway safety.			
8		To ensure that an appropriate record is made of the historic building fabric that may be affected by the development.			
9		To safeguard the character and appearance of the setting of the listed buildings in accordance with policy DM27.			
10		To ensure that the development makes a positive contribution to the character and appearance of the area and the setting of the listed buildings in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			
11		To ensure materials appropriate to the development in order to safeguard the visual amenity of the area in accordance with policy DM2 and DM11 of the Local Plan part 3 (Development Management Policies).			
12		To ensure the use of materials and detailing appropriate to the works, in order to safeguard the character and appearance of the listed buildings in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			
13		To ensure the use of materials and detailing appropriate to the works, in order to safeguard the character and appearance of the listed buildings in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			
14		To safeguard the visual amenity of the area and the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.			

### Reasons

The application scheme for the conversion of redundant barns to 3 dwellings and change of use of agricultural land to residential garden is considered to be supportable in policy terms. There is a current extant consent for the conversion of the barns and therefore it is considered that the principle of conversion has been established. This scheme seeks a number of alterations which generally simplify the scheme and provide a more sympathetic approach to development of the listed buildings. Despite the alterations the scheme is still considered to be compliant with the requirements of policy DM11. It was previously accepted that the buildings were in a deteriorating condition and the repair works are quite extensive, however the conversion of the buildings will enable the listed barns to be preserved in accordance with policy DM27. The works to the buildings 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 change of use of agricultural land to residential garden is considered on balance to be acceptable. The proposed access arrangements are considered acceptable and the proposal is not considered to cause harm to nature conservation interests in the local area. The applicants have provided the appropriate contribution in accordance with policy AL/IN/3. On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14, and DM27 of the Local Plan part 3 (Development Management Policies) COR2 of the Mid Devon Core Strategy (Local Plan part1) and policy guidance in the National Planning Policy Framework.

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

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

16/01568/LBC	Land and Buildings at NGR 275015 100620 Whelmstone Barton Coleford Devon	Listed Building Consent for conversion of redundant barns to 3 dwellings (Revised Scheme)	PERCON	DEL	20/12/2016
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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 shall be carried out at all times in strict accordance with the approved written scheme of investigation (South West Archaeology WSI no. CWS16WSIV1) as received by the Local Planning Authority on 14th December 2016.
- 4 Unless otherwise agreed in writing with the Local Planning Authority there shall be no dry lining to internal walls of the buildings.
- 5 Unless otherwise agreed in writing with the Local Planning Authority there shall be no meter boxes attached to any external walls within the site.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made of the historic building fabric that may be affected by the development.
- 4 In order to safeguard the character and appearance of the listed buildings in accordance with Local Plan Part 3 (Development Management Policies) DM27.
- 5 In order to safeguard the character and appearance of the listed buildings in accordance with Local Plan Part 3 (Development Management Policies) DM27.

**Reasons**

The revised application for the conversion of these grade two listed barns, currently in a deteriorating condition, is considered to be acceptable and would enable these heritage assets to be preserved. The overall design and scope of internal and external alterations to form the conversion would not have a detrimental impact upon the character, integrity or appearance of the buildings or their setting. Although the southern linhay barn requires significant repair/rebuilding works its value as a heritage asset and contribution to the courtyard setting of the collection of barns makes this acceptable given the importance of preserving heritage assets in accordance with policy DM27. The proposed alterations from the previous scheme are considered to be an improvement and will allow a more sympathetic approach to conversion of the buildings. On this basis the application scheme is considered to be compliant with DM27 of Local Plan part 3 (Development Management Policies) and policy guidance in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01578/FULL	Land at NGR 310288 113646 The Cleeve Culmstock Devon	Erection of a wooden shed for tractor and ancillary equipment	REFUSE	DEL	22/12/2016

#### Reasons

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

#### Reasons

- 1 The site lies within Flood Zone 3b, the functional floodplain of the River Culm. Flood Zone 3b is defined by the Technical Guide to the National Planning Policy Framework as having a high probability of flooding where the risk to life and property from fluvial inundation would be unacceptable if the development were to be allowed. The proposed building is tractor and agricultural equipment shed of modest size located within Flood Zone 3. However, no information has been provided to justify the location in terms of the flooding sequential tests and exception tests or to demonstrate that the building is safe for its intended use, contrary to Policy COR11 of the Mid Devon Core Strategy (LP1) Policy DM22 of the Local Plan Part 3 Development Management Policies and the National Planning Policy Framework.
- 2 The proposed agricultural building would be in an isolated location away from other agricultural buildings within the valley of the River Culm and would be seen in the landscape as an isolated building in the countryside. Planning policy seeks to restrict development in the countryside, although agricultural buildings to meet the needs of an agricultural holding are considered exceptions to this general policy. It has not been demonstrated that an agricultural building in this isolated location can be justified and there are no special circumstances to justify the approval of this building in this location. As such the proposed will have an adverse impact on the landscape of the area and is in conflict with Policy COR2 of the Mid Devon Core Strategy (LP1), DM2 and DM22 of the Local Plan Part 3 and the National Planning Policy Framework.

16/01597/FULL	Clarence & Bean Ltd Unit 3 6 Woodward Road Howden Industrial Estate Tiverton Devon EX16 5GZ	Change of use of industrial unit (Use Class B1) to gym facility (Use Class D2)	PERMIT	DEL	20/12/2016
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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 A white line pedestrian footway shall be marked on the ground (with a walking man motif) and shall be submitted on plans provided to the Local Planning Authority before occupation of the premises. The plans shall be submitted to, and approved in writing by, the Local Planning Authority 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 safety of future occupiers / users of the premises.

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

This application for a change of use is supported in policy terms. Whilst the proposal will result in a loss of employment land the proposed use and scale of development is considered to respect the character of the neighbouring and wider area. There are no concerns associated with flood risk. Overall the proposed development is considered to be in accordance with the following policies: COR1, COR6 and COR7 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM8 DM21 and DM24 of the Local Plan Part 3 (Development Management Policies) and government advice in the NPPF.

**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 proactive, positive and 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.

16/01613/FULL	27 Fore Street Cullompton Devon EX15 1JS	Change of use of part shop/store to residential use and formation of a new window opening	REFUSE	DEL	22/12/2016
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**Reasons**

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

**Reasons**

- 1 Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document and the Supplementary Planning Document on the Provision and Funding of Open Space through Development makes clear that new housing developments will need to make a financial contribution toward the provision and funding of open space within the Parish. In this instance, the development would increase the pressure upon existing facilities, and no financial contribution has been received, contrary to the aforementioned policy.
- 2 The Local Planning Authority considers that, without mitigation, the development proposed would worsen Air Quality within the Cullompton Air Quality Management Area as vehicle movements from the development would necessitate travel through the area. No financial contribution towards the implementation of the Air Quality Action Plan for Cullompton has been received, contrary to the requirements of policy AL/CU/15 of the Allocations and Infrastructure Development Plan Document and the Supplementary Planning Document on Air Quality and Development.
- 3 In the opinion of the Local Planning Authority the use of the storage area associated with the A1 shop at 27 Fore Street as a residential unit will, in this instance, have a negative impact on the viability of the unit, reducing the overall footprint of the unit and potential number of prospective retailers who may be able to operate the site, thus reducing the potential viability and vitality of the primary shopping area of Cullompton contrary to policy DM16 of the Local Plan Part 3.
- 4 The proposal is contrary to Section 7 of the NPPF, Policies DM2, and DM14 of the Local Plan Part 3 (Development Management Policies) and technical housing standards (nationally described space standard March 2015) because by virtue of the size of accommodation proposed the proposal is of a poor design that would deliver sub-standard living accommodation. The internal accommodation would not provide adequate facilities for its future occupiers.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01618/TPO	38 Redvers Way Tiverton Devon EX16 6XL	Application to reduce crown of 1 Oak tree protected by Tree Preservation Order 02/00006/TPO	PERMIT	DEL	21/12/2016

#### Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: (a) Crown reduce lower limbs to the west of the tree adjacent to neighbouring property by 1m, pruning should be carried out to natural growth points (b) Crown reduce the lower crown to the east of the tree by 1m to clear Birch trees, pruning should be carried out to natural growth 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 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.
- 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.

#### Reasons

MDDC Tree Officer has no objection to the proposal to carry out a partial crown reduction to the Oak tree in the garden of 38 Redvers Way.

16/01636/FULL	Land and Buildings at NGR 304825 115396 (Higher Ayshford Farm) Westleigh Devon	Erection of a lean to extension to existing agricultural shed for farm workshop/machinery store use	PERMIT	DEL	20/12/2016
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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.
- 3 For the avoidance of doubt and in the interests of proper planning.

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

The application for the erection of a lean-to extension to existing agricultural shed for farm workshop/ machinery store use 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.

16/01641/FULL	31 Gold Street Tiverton Devon EX16 6QB	Retention of a heat exchange unit to rear elevation	PERMIT	DEL	21/12/2016
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**Conditions**

- 1 The lawful commencement date for the installation of the heat exchange unit is the 31st October 2016, the date on which the application was validated with the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

- 1 For the avoidance of doubt and to provide a lawful commencement date for the development.
- 2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The application for the retention of a heat exchange unit on the rear elevation of 31 Gold Street, Tiverton is considered acceptable. The development is not considered to have an adverse impact on the residential amenity of occupiers of neighbouring properties nor on the visual impact of the surrounding conservation area. Given this assessment the application is considered to comply with policies COR2 of the Mid Devon Core Strategy (Local Plan 1) and Policies DM2, DM7 and DM27 of the Local Plan Part 3 ( Development Management Policies) and the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
16/01645/FULL	Dukesfield Bow Crediton Devon EX17 6HL	Erection of a dwelling and car port and alterations to vehicular access (Revised Scheme)	PERCON	DEL	21/12/2016

### 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 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.
- 4 No part of the development hereby approved shall be brought into its intended use until the parking facilities, visibility splays, turning area, parking space and garage/hard standing and access drainage have been provided and made available for use.
- 5 Prior to their use samples of the materials to be used for all the external surfaces of the buildings shall be submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 6 Prior to their use details of the materials to be used for surfacing of the driveway and turning area and the new pathway to the orchard, shall be submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 7 Before the first occupation of the dwelling there shall be 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 2015 (or any Order revoking and re-enacting the 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 class A of Part 2, relating to the enlargement, improvement or other alteration of a dwellinghouse, the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, any other alteration to the roof, the erection of a porch outside any external door of a dwellinghouse, the erection of gates, fences or other structures within the curtilage of the building shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the car port hereby approved shall be used for the parking of private motor vehicles and for no other purpose, including that of habitable accommodation unless the written consent of the Local Planning Authority is first obtained.

### 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.
- 4 To ensure that adequate facilities are available for the traffic attracted to the site.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan part 1) COR2 and Mid Devon Local Plan part 3 policies DM2 and DM14.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 6 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan part 3 policies Dm2 and DM14.
- 7 To safeguard the character and amenities of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 8 To safeguard the visual amenity of the area and the character and appearance of the building to be provided in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Mid Devon Local Plan part 3 policies DM2 and DM14.
- 9 To ensure the adequate parking provision is retained within the site.

**Reasons**

The application scheme for the erection of a dwelling and car port, enlarged driveway and improve visibility within the settlement boundary of Bow is considered to be supportable in policy terms. This application presents a revised layout to the scheme already approved under LPA reference 15/01155/FULL Whilst the scheme reduces the size of the plot this does not detract from the parking arrangements and there is still sufficient room within the site to provide suitable levels of amenity space for future occupiers of the dwelling. The revised scheme proposes a slightly different arrangement to the visibility splays at the access point from the highway, the alterations are considered to be acceptable. The revisions do not propose any changes to the design of the dwelling itself and despite the alterations to the scheme it is still considered that the scheme will retain an acceptable relationship with the existing and neighbouring properties. As per the approved scheme, the provision of the parking in a car port is, in this instance, considered to be acceptable, subject to a condition to ensure that it is retained for this use and therefore in this instance it is not considered that the proposed addition dwelling would result in parking on, or obstruction to the highway. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide new open space / maintenance of existing, off site. It is therefore considered that the scheme is in accordance with the following policies; COR1, COR2 and COR17 of the Local Plan part 1, DM1, DM2, DM14 of the Local Plan part 3, AL/IN/3 of the Local Plan part 2 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.

<b>16/01650/HOUSE</b>	5 Murley Close Crediton Devon EX17 2DU	Erection of two storey side extension and extension to existing rear patio area	PERMIT	DEL	21/12/2016
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**Conditions**

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

**Reasons**

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



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

The application for the erection of a two storey side extension and extension to existing rear patio area 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 in terms of overlooking, overshadowing and/or creation of an oppressive environment. Parking space on the site will not be affected. On this basis the proposals are considered to sufficiently comply with policy COR15 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.

<b>16/01651/HOUSE</b>	54 Shambles Drive Copplestone Crediton Devon EX17 5HP	Installation of garage door on existing carport	PERMIT	DEL	21/12/2016
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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 is for the installation of garage door on an existing carport is considered to be supportable in principle. The design of the garage door is typical of many others utilised within the surrounding residential streets, and therefore the proposed development is considered to be respectful of the general character and built form of the area. The property will retain the benefit of 2 off-street parking spaces on land which is in the applicant's ownership. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR17, Local Plan part 3 (Development Management Policies) DM2, DM8 and DM13 and 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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

#### 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.

#### 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.

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

16/01670/FULL	Land and Buidings at NGR 290421 109337 (Former Dairy) West Ridge Farm Cadeleigh Devon	Conversion of former dairy to dwelling and associated works	PERMIT	DEL	20/12/2016
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, G of Part 1, or Class A of Part 2 of Schedule 2, relating to extensions, additions or alterations to the roof, porches, chimneys, flues, gates, fences, walls shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.
- 4 The development hereby permitted will be carried out in accordance with the Protected Species Survey written by Richard Green Ecology and received 26th October 2016.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2, DM11 and DM14.
- 4 Local Planning Authorities are now charged with the responsibility for protection of endangered species, under the European Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC). This Directive is implemented in the UK by the Conservation (Natural Habitats & Conservation) Regulations 1994 (Statutory Instrument No 2716) amended in 2007. The presence of a protected species is a material consideration, when a local authority is considering a planning application that could affect any protected species.

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

The principal of converting the former dairy building to form a dwelling is established by the National Planning Policy Framework and Policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM11 of the Local Plan Part 3 (Development Management Policies). Permitted development rights have been removed to ensure the rural character of the building is retained. The design of the barn conversion including its appearance, siting with regards to other buildings, access and size of garden are all considered to be acceptable and in accordance with the requirements of Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies). The dwelling will not result in any harm to the visual amenity of the surrounding area. A financial contribution toward the off site provision of Public Open Space has been received in accordance with Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2). The application is therefore recommended for approval.

### Reasons

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

<b>16/01677/HOUSE</b>	Abbotsham Farm Wembworthy Chulmleigh Devon EX18 7SJ	External alterations to existing farmhouse	PERCON	DEL	22/12/2016
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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 new roof lights shall be flush with the roof slope.
- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 4 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the building including joinery, gutters, downpipes and all finishes of all materials of the building and paving of courtyard areas around the building shall be submitted to and approved in writing by the Local Planning Authority. Only those window and door that are to be new windows or replacements shall be so replaced or repaired. All other windows and doors shall be retailed and repaired. No other materials other than the approved materials shall be used without the prior written approval of the Local Planning Authority.
- 5 All telephone, electricity and mains gas services to the building shall be placed underground. Metre boxes shall not be placed on any external facing walls.
- 6 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.
- 7 The mitigation works as proposed in the Bat and Protected Species Survey (October 2016 ) prepared by EcoLogic Consultant Ecologists LLP shall be implemented and completed fully in accordance with the requirements of the report.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) policy COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 To ensure the use of appropriate materials in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13, and DM27
- 5 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, DM13 and DM27.
- 6 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.
- 7 To ensure the proposed development retains the known nature conservation interest in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13 and DM27.

**Reasons**

The application scheme for the proposed extension is supportable in policy terms. It is not considered that the proposal would significantly harm the character, appearance or setting of the listed farmhouse. Overall the application scheme is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

**Reasons**

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

<b>16/01678/LBC</b>	Abbotsham Farm Wembworthy Chulmleigh Devon EX18 7SJ	Listed Building Consent for internal and external alterations to existing farmhouse	PERMIT	DEL	22/12/2016
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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 (other than where varied by condition 3 of this permission) listed in the schedule on the decision notice.
- 3 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the building including joinery, gutters, downpipes and all finishes of all materials of the building and paving of courtyard areas around the building shall be submitted to and approved in writing by the Local Planning Authority. Only those window and door that are to be new windows or replacements shall be so replaced or repaired. All other windows and doors shall be retailed and repaired. No other materials other than the approved materials shall be used without the prior written approval of the Local Planning Authority.
- 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.

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

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of appropriate materials in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13 and DM27.
- 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.

**Reasons**

The proposed works are considered to be supportable in policy terms as the works are not considered to harm the character, appearance and setting of the listed building. The proposal would not result in the loss of significant historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

<b>16/01692/HOUSE</b>	10 Hescane Park Cheriton Bishop Exeter Devon EX6 6JP	Erection of a 0.9m high trellis on existing 2m high wooden rear boundary fence	PERMIT	DEL	21/12/2016
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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 scheme for the erection of a 0.9m high trellis on existing 2m high wooden rear boundary fence is considered to be supportable in policy terms. The proposed development is considered to respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage or any significantly adverse impacts on the amenity of any neighbouring properties. Overall the scheme is considered to be in accordance with the following policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

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

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

16/01693/FULL	Newton St Cyres Tennis Club Newton St Cyres Recreation Ground Club Newton St Cyres Devon	Erection of extension to existing tennis club hut	PERMIT	DEL	19/12/2016
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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 extension to existing tennis club hut is considered supportable in policy terms. The proposed extensions will provide a seated area, changing room and mobility toilet accessible internally and externally via a ramp. The proposed extensions reflect the design, style and massing of the existing buildings of similar proportions and design, and are considered acceptable. Given this assessment the application is considered to comply with the following policies; COR11 and COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2 and DM25 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01695/HOUSE	6 Briton Street Bampton Tiverton Devon EX16 9LN	Replacement of existing shed with summerhouse and lean-to to chicken coop, erection of pergola and timber store, relocation of driveway gate and tree management	PERMIT	DEL	21/12/2016

#### Conditions

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

#### Reasons

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

#### Reasons

The proposed 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 significant 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.

#### 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 negotiation. 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.

16/01696/LBC	6 Briton Street Bampton Tiverton Devon EX16 9LN	Listed Building Consent for the erection of pergola and timber store, relocation of driveway gate, replace render and various external and internal renovation works	PERCON	DEL	21/12/2016
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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.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 Prior to the approved tanking work being started, the extent and methodology of the tanking will be submitted to the Local Planning Authority and agreed in writing. The tanking shall be carried out in accordance with the approved details.
- 4 After removal of the existing render and before the application of the new render, notification shall be given to the conservation officer so that an inspection of the substrate can take place. Proposed render finish shall be agreed in writing and new render shall be in accordance with the agreed details.
- 5 Prior to its construction and installation, details of the new external door to the under-stairs WC shall be submitted to the Local Planning Authority and approved in writing. The installed door shall be in accordance with the approved details.
- 6 Prior to their installation, the location and size of all mechanical extract vents for bathrooms and kitchens shall, be submitted to the Local Planning Authority and approved in writing. The installed vents shall be in accordance with the approved details.
- 7 Prior to their construction and installation, details of the new windows including sections, mouldings and profiles shall be submitted to the Local Planning Authority and approved in writing. The new windows shall be installed in accordance with the approved details.

#### Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure that works are restricted to only those parts of the listed building requiring tanking and to ensure that the methods used are reversible and will not damage the historic fabric of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 In order to ensure that the render finish at the corners of the north elevation are appropriately detailed, to preserve the character, appearance and special interest of the listed building in accordance with Policy DM27 of Local Plan Part 3 (Development Management Policies).
- 5 To ensure details appropriate to the character, appearance and special interest of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 6 In order to preserve the character, appearance and special interest of the listed building in accordance with policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 7 In order to ensure details appropriate to the character, appearance and special interest of the listed buildig in accordance with Policy DM27 of the Mid Devon Local Plan (Development Management Policies).

#### 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. The works will improve the visual appearance and structural condition of the building. 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.

<b>16/01700/FULL</b>	Land at NGR 282810 102562 (Adjacent to St Swithun's Churchyard) Sandford Devon	Change of use of orchard/amenity land to burial ground	PERMIT	DEL	21/12/2016
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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.
- 3 No part of any proposed grave is to be located within 2 metres of the boundary with No.4 Orchard close within this part of the churchyard.

**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 is an appropriate distance between the residential unit and the burial area, of this part of the churchyard, and to ensure there is adequate space for maintenance of the boundary.

**Reasons**

The proposed change of use of an area of orchard/amenity land to a burial ground as part of an extension to the existing village church yard in Sandford is considered to be supportable in policy terms. By virtue of the size, scale and location of the land that is to be changed it is not considered to harm the privacy or amenity of the occupiers of any neighbouring dwellings to the site and/or its surroundings. The site is located adjacent to a conservation area and it is not considered that the application scheme would detract from the character or appearance of the Sandford Conservation Area. As such the proposal is considered to comply with policies DM2 and DM27 of Adopted Mid Devon Local Plan Part 3 and 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.

16/01701/FULL	Land at NGR 271832 103823 (Grantchester House) Zeal Monachorum Devon	Change of use of land from agricultural to equestrian and erection of stable block and manure clamp	PERMIT	DEL	19/12/2016
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**Conditions**

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

**Reasons**

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

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**Reasons**

The application scheme proposes the change of use of land from agricultural to equestrian and erection of stable block and manure clamp. The design, scale and materials proposed for the new building are considered to be acceptable. Given the local context and the boundary treatment, the siting of the building and the scale of the equestrian use, it is not considered that the scope of the application scheme would impact upon the privacy and/or amenity of the occupants of any neighbouring dwellings and/or adversely affect the visual amenities of the surrounding area. On the basis that the proposed stable building is for the private use of the occupants of the existing property only, it is not considered that the application proposals will result in an unacceptable impact on the local highway network. The application scheme is considered to be in accordance with Policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM23 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.

<b>16/01702/HOUSE</b>	5 Fairway Tiverton Devon EX16 4NF	Erection of a replacement extension to East elevation and conservatory; erection of extension to West elevation; erection of garage (Revised scheme)	PERMIT	DEL	20/12/2016
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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 planting, seeding, turfing or earth reprofiling shown on the approved plans shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).

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**Reasons**

The relocation of the garage by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies, COR2, DM2, DM8 and DM13.

**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.

<b>16/01704/ARM</b>	Tregarth Lapford Crediton Devon EX17 6AA	Reserved Matters for the erection of a replacement dwelling	PERMIT	DEL	22/12/2016
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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 associated with the parking area and patio 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 Prior to the use of any above ground materials first being used on the building/dwelling details or samples of these materials (including colour of render, brick, stone, mortar, roof covering, gutters, downpipes, external doors/door frames/windows paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details or samples and be so retained.
- 5 Prior to the first occupation of the dwelling hereby approved there shall have been submitted to, and 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 as Adopted Mid Devon Local Plan Part 3 approved shall be completed in accordance with the approved details and shall be so retained.
- 6 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 and D of Part 1 of Schedule 2, relating to the erection of extensions, the insertion of additional windows or doors, or the insertion of dormers shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 The proposed visibility splays set out in the approved plans AL(0)004 P6 shall be undertaken and retained with no item to be placed within the visibility area of more than 600mm in height from the ground level, adjacent to the highway.
- 8 The recommendations and mitigation measures set out in the submitted Preliminary Ecological Survey by Devon Wildlife dated September 2016 and Bat survey 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

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**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM12.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan part 1) COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2, DM12.
- 5 To safeguard the character and amenities of the area in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM1, DM2,
- 6 Unspent Permitted development rights have already been included and to ensure the dwelling remains of an acceptable size within the open countryside and to not harm the character of the area and impinge on the amenity of the neighbouring property in accordance with Adopted Mid Devon Local Plan Part 3 Policy DM12.
- 7 To provide a satisfactory access to the site with adequate facilities and to provide adequate visibility from and of emerging vehicles.
- 8 To ensure that protected species are catered for and protected during the conversion process.

**Reasons**

The application is for the reserved matters details for a replacement dwelling in the open countryside, following demolition of the existing dwelling, with the principal of the development approved in outline under LPA ref:14/00866/OUT. The dwelling, although significantly larger than the existing house falls within the allowance established by policy, and on balance its design, will sit appropriately within the site and the landscape of the surrounding area. The new house will not have a detrimental impact on the living conditions or adversely impact on the amenities of neighbouring properties with minimal overlooking issues, overshadowing and or overbearing concerns. The new drive will provide a suitable access to the proposed dwelling with appropriate parking facilities. As such the proposal is considered to comply with policies COR1, COR2, COR18 of Mid Devon Core Strategy (Local Plan part 1) policies DM1, DM2, DM8, DM12 and DM14 of Adopted Mid Devon Local Plan Part 3, the National Space Standards and 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.

16/01705/LBC	Turberfield House 35 Lower Town Sampford Peverell Tiverton Devon EX16 7BJ	Listed Building Consent for installation of replacement windows	PERMIT	DEL	19/12/2016
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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.

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- The ground floor kitchen and first floor bedroom windows hereby granted permission shall be timber sliding sash windows with a six-over-six glazing pattern, with weights and pulleys (not sprung), with a painted finish.

**Reasons**

- 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.
- For the avoidance of doubt and in the interests of proper planning.
- In order to ensure a design and glazing bar pattern appropriate to the age and character of the listed building and which will preserve its special interest.

**Reasons**

The proposed works are considered to be justified and reasonable and will not lead to harm to the listed building. They are therefore considered to be acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

<b>16/01709/FULL</b>	Telecommunications Masts at NGR 295664 112675 Telephone Exchange Barrington Street Tiverton Devon EX16 6PU	Removal of 1 flagpole (14.8m) and installation of 2 new flagpoles (15.7m) to accommodate 3 antennas on roof and 2 additional cabinets within existing compound	PERMIT	DEL	23/12/2016
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**Conditions**

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

**Reasons**

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

**Reasons**

The proposed development will lead to less than substantial harm to the significance of this part of the Conservation Area. In such circumstances, Paragraph 134 of the National Planning Policy Framework is clear: this harm should be weighed against the public benefits of the proposal. In this instance the proposal is considered to comply with Policy 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01710/FULL	6A Courtis Gardens Crediton Devon EX17 3BQ	Replacement of existing entrance door with window and formation of new entrance door with extended porch roof over	PERMIT	DEL	19/12/2016

#### 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 replacement of existing entrance door with window and formation of new entrance door with extended porch roof over at 6A Courtis Gardens, Crediton is considered to be supportable in policy terms. The overall design and appearance of the application scheme is considered to be acceptable taking into account the character, scale, setting and design of the existing flat buildings and site setting. Furthermore it is not considered that the application scheme would result in any material adverse impacts to the living conditions of occupants of neighbouring properties. On this basis the proposals are considered to sufficiently comply with policy COR2 and COR15 of the Mid Devon Local Plan Part 1 (Core Strategy), policies DM2, DM13 and DM27 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.

16/01725/FULL	The Walronds 6 Fore Street Cullompton Devon EX15 1JL	Erection of wooden garden shed	PERMIT	DEL	20/12/2016
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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 wooden garden shed hereby approved shall be treated with a dark brown stain. One applied, the stain shall be maintained.

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

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

**Reasons**

The application scheme for the erection of wooden garden shed to the rear of The Walronds, 6 Fore Street, Cullompton is considered to be supportable in principle. The scale, design and material palette of the structure is considered to be acceptable and would not harm the character and appearance of the area or the Listed Building. Given the siting of the structure in relation to nearby properties, it is not considered that there would be any significant adverse impacts on the amenity of neighbouring properties as a result of the proposed structure. On this basis the proposal is considered to comply with the following policies; DM2 and DM27 of the Local Plan Part 3 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.

<b>16/01731/HOUSE</b>	Rodgemont Chawleigh Chulmleigh Devon EX18 7ET	Erection of an orangery	PERMIT	DEL	19/12/2016
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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 scheme is for the erection of a single storey extension at the rear in the form of an orangery and is considered to be supportable in policy terms. Although the orangery extends along a significant proportion of the rear elevation, it is considered overall that the proposal respects the scale, setting and design of the existing dwelling. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. Overall the scheme is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.



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

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

<b>16/01735/CLP</b>	Willow Pond Hele Road Bradninch Exeter Devon EX5 4QX	Certificate of Lawfulness for the proposed erection of an outbuilding	REFUSE	DEL	22/12/2016
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**Reasons**

- 1 The building would be within 2 metres of the curtilage of the dwellinghouse and would exceed 2.5 metres in height and therefore the building is not permitted development, under Part 1, Schedule 2, Class E of the Town & Country Planning (General Permitted Development Order) 2015 and planning permission is required.

<b>16/01754/HOUSE</b>	Redhill Cottage Colebrooke Crediton Devon EX17 5DJ	Erection of single storey extension	PERMIT	DEL	19/12/2016
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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 additional accommodation hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as Redhill Cottage), and no part shall be used, let or otherwise disposed of as a separate until of accommodation or for commercial purposes.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the site which is in the open countryside and in accordance with Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and COR18.

**Reasons**

The application scheme for the erection of a single storey extension to an existing dwelling to accommodate a spa and swimming pool facilities and is considered to be supportable in policy terms. Although the design is of a more contemporary style it is considered that the scheme would not detract from the character of the main house. The scale is considered to be subservient to the main dwelling and overall it is considered that the proposed extension respects the existing dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the scheme is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

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16/01758/FULL	Keepers Lodge Burllescombe Tiverton Devon EX16 7JU	Conversion of barn, outbuilding and dwelling to form dog day care service, boarding kennels and cattery, and erection of cattery building	PERCON	DEL	20/12/2016
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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 new fencing or gates as annotated on the approved block plan shall be erected without details of the materials, height and appearance of the fencing and gates having first been submitted to and approved in writing by the Local Planning Authority. Only the approved fencing and gates shall be installed.

#### 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 interests of the amenity of the locality as the submitted plans indicate the fencing and gates as being over 2 metres in height, in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed development is considered to be acceptable in policy terms. The development would not lead to an unacceptable impact on the local road network, and there would not be an unacceptable adverse impact to the character and appearance of the countryside. The LPA are satisfied that the location is suitable for the proposed business, and that there are insufficient suitable sites or premises in the immediate area to meet the needs of the proposal. The proposal is not considered to result in an unacceptable noise impact on the immediate area or surrounding neighbouring properties. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM20 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01776/FULL	Land and Buildings at NGR 289369 102130 West Raddon Farm Shobrooke Devon	Erection of extension to umbrella roof over existing open cattle yard	PERMIT	DEL	21/12/2016

#### 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 an extension to umbrella roof over the existing open cattle yard is considered to be supportable in policy terms. The roof will prevent dirty water run-off and is considered to be reasonably necessary to support the farming activity on the holding and have wider environmental benefits in terms of preventing dirty water run-off. Given that the site is already used to hold cattle it is not considered that the development will have any significantly different impacts in terms of impact on neighbouring properties and/or local highway network. It is not considered that the proposal would harm the setting of the nearby listed building. Overall it is that the proposal is acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

#### Reasons

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

16/01778/HOUSE	Apple Blossom House Cheriton Fitzpaine Crediton Devon EX17 4JN	Erection of a porch and alterations to existing building	PERMIT	DEL	19/12/2016
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#### Conditions

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

#### Reasons

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

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

The application scheme for the erection of a porch and alterations to the existing building is considered to be supportable in policy terms. The porch extension will clearly present as a subservient addition to the existing property and would not harm the character or appearance of the existing dwelling. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. Overall the scheme is considered to be in accordance with the following policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

**Reasons**

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

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<b>16/01780/PNHH</b>	21 Silverdale Silverton Exeter Devon EX5 4JF	Prior Notification for the erection of an extension, extending to 4m to the rear, maximum height of 2.25m, eaves height of 2.65m	PDA	DEL	20/12/2016
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**Reasons**

- 1 The proposed extension meets with the requirements of Class A, Part 1, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is not required.
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