

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01396/FULL	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

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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01458/CLU	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

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.

16/01652/LBC	Corner Cottage Coleford Crediton Devon EX17 5BZ	Listed Building Consent for internal alterations	PERCON	DEL	29/12/2016
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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 Before the commencement of works on site elevational details of the proposed extractor fan shall be submitted to and approved in writing by the Local Planning Authority. The approved work shall be carried out as approved.

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 the interest of conservation of the character of the listed building.

Reasons

The proposals are works of minor alteration ensuring that the house is renovated to enable it to be occupied as a dwelling with appropriate living amenities. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

16/01709/FULL	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

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

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

Reasons

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

Reasons

The 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.

16/01711/FULL	Pertelote Bradleigh Down Calverleigh Tiverton Devon EX16 8BH	Erection of replacement dwelling following demolition of bungalow	PERCON	DEL	28/12/2016
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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 replacement dwelling hereby permitted shall not be first occupied until existing dwelling shown on drawing number PL/16/EX/BLOCKPLAN/01 and known as Pertelote, Bradleigh Down, Calverleigh, shall have been demolished and all materials resulting from the demolition shall have been removed from or recycled on the site
- 4 The development shall be carried out in accordance with the recommendations and the Conservation Action Statement contained within the Ecological Survey Report by Blackdown Environmental dated September 2016 and the proposed bat roosting provision and nesting bird provision shall be put in place before the replacement dwelling hereby permitted is first occupied.
- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no development of the types referred to in Classes A, B and C of Part 1 of Schedule 2 shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

Reasons

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

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3		The dwelling is in an isolated countryside location where new residential development is restricted to those with special justification, including replacement dwellings in accordance with policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the NPPF.			
4		To protect and make provision for protected species in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
5		The dwelling is a replacement dwelling that has been considerably enlarged taking into account existing permitted development rights for the dwelling being replaced and to protect the privacy and amenity of neighbouring residents, in accordance with policies DM2 and DM12 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
Reasons					
The proposal is considered to be acceptable in that the replacement dwelling is considered to be acceptable in size, design and potential impacts on neighbouring residents and the landscape. In addition, the proposal will provide adequate parking and amenity space. Subject to condition, the proposal will mitigate for any loss of roosting opportunity for bats and birds. The development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM12, DM14 and DM15 of the Mid Devon Local Plan Part 3 (Development Management Policies).					
Reasons					
In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.					

16/01741/HOUSE	Winswood Spinney Park Road Crediton Devon EX17 3BS	Replacement of a flat roof with pitched roof on detached garage	PERCON	DEL	30/12/2016
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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 their use on site, samples of the roof material including colour and finish, shall be submitted to and approved in writing by the Local Planning Authority. No other materials other than the approved materials shall be used without the prior written approval of the Local Planning Authority
- 4 The proposed circular windows in the gables of the roof construction shall be fitted with obscure glass within one month of the substantial completion of the new roof structure and retained as such at all times thereafter.

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 appropriate materials 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.
- 4 To ensure the privacy of the neighbouring property.

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Reasons

The application scheme for the proposed extension is supportable 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, Local Plan Part 3 (Development Management Policies) 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.

16/01742/LBC	Winswood Spinney Park Road Crediton Devon EX17 3BS	Listed Building Consent for replacement of a flat roof with pitched roof on detached garage	PERCON	DEL	30/12/2016
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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 Prior to their use on site, samples of the roof material including colour and finish, and details of the finish of the new garage doors shall be submitted to and approved in writing by the Local Planning Authority. No other materials other than the approved materials shall be used without the prior written approval of the Local Planning Authority.

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 the character and appearance of the listed building in accordance with Mid Devon Local Plan (Development Management Policies) DM27.

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 any historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan (Development management Policies) DM27 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01915/CLP	23 Pool Anthony Drive Tiverton Devon EX16 4LT	Certificate of Lawfulness for the proposed erection of a two- storey extension	PERMIT	DEL	30/12/2016

Conditions

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