

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00924/MOUT	Land and Buildings at NGR 277744 102582 (East of Dulings Farm) Coplestone Devon	Outline for the erection of upto 60 dwellings and means of access	REFUSE	COMM	06/01/2017

## Reasons

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

## Reasons

- 1 The application site is outside the current settlement limit boundaries of the village of Coplestone and is in the open countryside. Policy COR18 of the adopted Mid Devon Core Strategy (Local Plan Part 1) seeks to strictly control development outside settlement limits and a development in this location of the scale as proposed would not be permitted under criteria a - f of this adopted policy. Neither is the site proposed to be allocated for housing within the Councils Local Plan Review 2013 -2033. The applicant asserts that the Local Planning Authority cannot demonstrate that it has an adequate five year supply of housing land as required by the National Planning Policy Framework, and therefore Policy COR18 should be afforded limited weight and that the application should be determined against the provisions of Paragraph 14 of the National Planning Policy Framework. When tested against Paragraph 14 of the Framework the Local Planning Authority consider that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole as well as being contrary to Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).
  - 2 The Local Planning Authority consider that the proposed unplanned development individually, and cumulatively together with the proposed development within the Local Plan Review for the village, would be out of scale with the size of the settlement of Coplestone to the detriment of its character and the general amenities of the village. For this reason the development would fail to meet the sustainable development principles required to be met by the National Planning Policy Framework and Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).
  - 3 The Local Planning Authority consider that the application proposal has not satisfactorily demonstrated that surface water from the development can be satisfactorily controlled and discharged to the Salix Stream channel without resulting in unacceptable flood risk downstream of the application site to the detriment of the amenities of the locality where there are already records of flooding concerns. On this basis the application is considered to be contrary to Policies COR1 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1 and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
  - 4 The Local Planning Authority considers that the application proposal has not satisfactorily demonstrated that the additional primary school pupil places required to serve the development could be satisfactorily provided at the Coplestone village primary school, and therefore the application scheme is considered to result in detriment to the existing amenities of the village school. On this basis the application scheme is considered to be contrary to Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/ 5 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).
  - 5 The Local Planning Authority consider that the application would result in an unacceptable impact upon the highway safety for users of the highway of Elston Lane and it's junction with the A377. Whilst the application scheme includes amendments to the highway and a new junction arrangement the alterations as proposed are not considered to satisfactorily address the detrimental impacts of the development upon highway safety contrary to Policies COR1, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).
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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01450/OUT	Land at NGR 286952 106264 (Rear of Holes Cottage) Cheriton Fitzpaine Devon	Outline for the erection of 2 dwellings with attached garages and formation of shared access (Revised Scheme)	PERCON	COMM	06/01/2017

### Conditions

- 1 No development shall begin until detailed drawings to an appropriate scale of the scale and appearance of the buildings, and the landscaping of the site (hereinafter called the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.
- 4 The detailed drawings required to be submitted by Condition 1 shall include the following additional information: boundary treatments, hard and soft landscaping, existing site levels, finished floor levels, external lighting, materials, and surface water drainage.
- 5 Subject to the effect of any condition 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.
- 6 Prior to its use on site, samples of the materials to be used for the roof of the building will have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained
- 7 As part of the landscaping reserved matters, detailed drawings shall show which existing trees and hedgerows are to be retained on the site as part of the development.
- 8 No development shall begin until an Arboricultural Method Statement and Tree Protection Plan to protect the trees to be retained on the site has been submitted to, and approved in writing by, the Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to before and during construction.
- 9 No part of the development hereby approved shall be brought into its intended use until the access driveway, turning areas and parking spaces have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and once provided, they shall be retained for that purpose at all times.
- 10 No development shall begin until a Method of Construction Statement to include details of: (a) parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials shall have been submitted to, and agreed in writing by, the Local Planning Authority. Only the approved details shall be implemented during the construction period.
- 11 All telephone, electricity and mains gas services to the building shall be placed underground.
- 12 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 13 Construction works shall not take places outside 07.30 hours to 19.00 hours Mondays to Fridays and 07.30 to 13.00 hours on Saturdays and at no time on Sundays and Bank Holidays.

### Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.			
3		In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.			
4		To enable the Local Planning Authority to consider the impact of the development particularly on the occupiers of the neighbouring properties and the adjacent Conservation Area, in accordance with policy DM2 of the adopted Mid Devon Local Plan Part 3 (Development Management Policies).			
5		For the avoidance of doubt and in the interests of proper planning.			
6		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3: (Development Management Policies) DM2, DM15 and DM27			
7		In the interest of the visual amenity of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).			
8		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).			
9		To ensure that adequate facilities are available for the traffic attracted to the site.			
10		To ensure the provision of adequate facilities during the construction period and in the interests of highway safety.			
11		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 and DM27.			
12		To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).			
13		To protect the privacy and amenities of neighbouring occupiers accordance with policies DM2 and DM14 of the Mid Devon Local Plan part 3 (Development Management Policies).			

### Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Cheriton Fitzpaine. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwellings and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. The applicant has made the appropriate public open space contributions in accordance with policy AL/IN/3. There are no flood risk or drainage issues resulting from the scheme. The proposal is therefore in accordance with policies COR9, COR2, and COR17 of the Mid Devon Core Strategy (Local Plan part 1), together with policies DM1, DM2, DM3, DM8, DM14, and DM27 of Mid Devon Local Plan part 3 (Development Management Policies), pending the consideration of the reserved matters.

### 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 arriving at a positive outcome in a timescale agreed by the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01518/FULL	30 Primrose Way Crediton Devon EX17 1BZ	Erection of dwelling	PERCON	DEL	03/01/2017

### 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 other part of the development shall be commenced until the parking and turning areas have been provided in accordance with details shown on the submitted plans. Following their provision these facilities shall be so retained.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, E and F of Part 1 or Classes A or B of Part 2, of Schedule 2, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.
- 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 the first occupation of the proposed dwelling, specific details of the proposed obscure glazing and restricted opening of the landing window in the North-eastern elevation shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with those details and so retained.
- 7 Construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 09.00 to 13.00 hours on Saturdays and at no time on Sundays and Bank Holidays.
- 8 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building, No 30 Primrose Way, Crediton.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of 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).
- 4 To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and turning areas and amenity space are maintained for the proposed dwelling in accordance with policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with Devon Structure Plan 2001-2016 policy TR10.
- 6 To protect the privacy and amenities of neighbouring occupiers accordance with policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development management Policies).
- 7 To protect the privacy and amenities of neighbouring occupiers accordance with policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 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, DM14.

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**Reasons**

The proposal is acceptable in principle as the site is within the defined settlement limit of Crediton. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. There is sufficient distance and intervening landscaping between the proposed dwelling and the neighbouring properties that it is considered on balance not to adversely affect the living conditions of the occupiers of any neighbouring occupiers. The applicant has entered into a legal agreement to make appropriate provisions to satisfactorily mitigate against the need to provide new open space off site (and/or maintenance of existing) and to improve Air Quality with the Crediton AQMA. The proposal is therefore in accordance with policies COR9, COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), together with policies DM1, DM2, DM3, DM8 and DM14 and and policy AL/IN/3 and AL/CRE/8 of Local Plan 2 (AIDPD) and policy guidance in the National Planning Policy Framework.

**Reasons**

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

16/01538/FULL	24 West-Exe North Tiverton Devon EX16 5LX	Retention of change of use of part of ground floor from Hair/Beauty Salon (Class A1) to Residential (Class C3)	PERMIT	DEL	03/01/2017
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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 area permitted to change use from A1 to C3 is only the area shown on drawing number 0002, received on the 9th of November 2016 and named 'Proposed Remove Salon Equipment and Reinstate Kitchen and Decorate'. No other part of the ground floor is permitted to change use to C3 and shall remain an A1 use.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The ensure that part of the building remains an A1 use in order to retain the vitality and viability of this part of the town centre in accordance with policy DM16.

**Reasons**

The proposed retention of the change of use of part of the ground floor from A1 to C3 is considered acceptable in policy terms. A1 floor space capable of being reopened as a shop will remain, and therefore the vitality and viability of this part of the town centre will not be detrimentally affected. As such, the proposal is considered to be in accordance with policies COR1, COR11, COR12 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8 and DM27 of the Local Plan Part 2 (Development Management Policies) and the National Planning Policy Framework.

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**Reasons**

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

16/01566/FULL	Land and Buildings at NGR 282555 99153 (Beare Mill) Crediton Devon	Erection of a dwelling	REFUSE	COMM	05/01/2017
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**Reasons**

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

**Reasons**

- 1 The site is located in the open countryside where new residential development is strictly controlled. This proposal no longer achieves the conversion of an existing building without significant extension, alteration or rebuilding as permitted by Policy DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies). Instead, following the demolition of the barn structure that had been approved for conversion to a dwelling, the proposal is effectively for a new build and is therefore contrary to Policy DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies). The application is therefore considered in policy terms to be for the erection of a new dwelling in the open countryside, for which no special justification has been given, which is contrary to Policies COR1 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

16/01594/FULL	28 High Street Crediton Devon EX17 3AH	Change of use of ground floor from Class A1 (Shop) to mixed use Class A1 (Shop) and Class A3 (Cafe) and associated internal and external alterations	PERMIT	COMM	06/01/2017
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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 premises shall not be used other than as a coffee shop serving coffee, other hot and cold drinks, sandwiches and similar light refreshments for consumption on or off the premises.
- 4 No primary cooking of unprepared food shall be carried out within the premises. Only reheated or cold food that has been prepared elsewhere shall be served within the premises.
- 5 The rating of any noise generated by plant or equipment (including any amplification equipment) as a part of the development shall be at least 5 dB below the pre-existing background level as determined by BS4142: 1997 "Method of rating industrial noise affecting mixed residential and industrial areas"

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6 The use hereby permitted shall not be open to customers outside 0700 to 1900 Monday to Saturday and 0900 to 1700 on Sundays and Bank Holidays.

7 The air conditioning units at first floor level will not be operational outside of the opening hours of the development hereby permitted.

8 All refuse and recyclable materials associated with the development hereby permitted shall only be stored within the existing bin storage area.

#### Reasons

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

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

3 In accordance with the submitted details and to protect the general amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

4 In accordance with the submitted details and to protect the general amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

5 To safeguard the general amenities of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

6 To safeguard the general amenities of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

7 To safeguard the general amenities of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

8 To safeguard the general amenities of the area and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The application is considered to be supportable in policy terms. The proposed use being a mix of retail and café is considered to be in accordance with the aims of national and local planning policy that seek to retain the vitality and viability of town centres. The proposed will not result in the fragmentation of the primary shopping frontage. The use of the application site, as proposed, would not result in the proportion of A1 uses within the primary shopping frontage falling below the policy threshold. The scope of the alterations to the building would not have an adverse impact on the special interest of the Conservation Area or the setting of the Grade II listed building. Overall it is considered that the proposed scheme is supportable in accordance with policy COR2, COR6 and COR15 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, DM16 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 the determination of the application to a positive outcome in a time frame 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01595/ADVERT	28 High Street Crediton Devon EX17 3AH	Advertisement Consent to display 1 externally illuminated fascia sign and 1 externally illuminated hanging sign	PERMIT	COMM	06/01/2017

#### Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- 2 The advert(s) hereby granted consent shall be removed on or before 6th January 2022 period of 5 years from the date of this consent.
- 3 The hours of illumination of the approved signs shall be limited to the store opening hours.

#### Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.
- 2 The adverts hereby granted consent shall be removed on or before 5th January 2022 at the end of a period of 5 years from the date of this consent in accordance with Part 3, Paragraph 14(7) of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.
- 3 In the interests of the visual amenity in accordance with Policy DM27 of the Local Plan Part 3: (Development Management Policies).

#### Reasons

The proposed illuminated signs are considered acceptable in terms of their design and will not harm public safety and will not be detriment to the amenity of the locality or the conservation area within which the site lies. On this basis the proposals would accord with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2, DM7 and DM27 and guidance in the National Planning Policy Framework.

16/01646/FULL	Land at NGR 289795 107395 (West Farleigh) Cadeleigh Devon	Change of use of land for the siting of 2 shepherd huts for holiday use	PERMIT	DEL	05/01/2017
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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 (i) the shepherds huts shall be occupied for holiday purposes only. (ii) the shepherds huts shall not be occupied as a person's sole or main place of residence. (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the shepherds huts on the site, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.



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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 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework (NPPF).

**Reasons**

The siting of two shepherds huts will provide a form of farm diversification for West Farleigh farm as well as provide small scale tourism accommodation for couples or a small family. The siting of the huts and provision of a parking space for each of them will not have a significant impact on the visual amenity of the area. The access to the huts is acceptable and the proposal will not result in significant additional traffic on the local road network. The development is therefore considered to be in accordance with policy COR18 Mid Devon Core Strategy (LP1), policies DM2 and DM24 Local Plan Part 3 (Development Management Policies) and the NPPF and has been recommended for approval.

**Reasons**

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

<b>16/01652/LBC</b>	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.

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**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.

16/01717/TPO	Land at NGR 296466 113648 (Rear of 41 St James Way) Redvers Way Tiverton Devon	Application to carry out works to 1 Goat Willow and 1 Ash tree protected by Tree Preservation Order 02/00006/TPO	SPLIT	DEL	05/01/2017
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**Conditions**

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Pollard the Goat Willow at 2-3m

**Reasons**

- 1 To ensure the works carried out remain appropriate to the condition of the tree and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.

**Reasons**

Pollarding the goat willows will ensure their longer term retention and permission should be granted. Topping the Ash tree is not in keeping with good arboricultural practice and will ruin the appearance of the tree and as such should be refused.

**Reasons**

- 1 It is requested that the Ash tree is topped, although it does not specify by how much. The tree is multi-stemmed and topping will result in an unsightly tree with sporadic re growth. In the longer term there will be a high risk of decay setting in to the crown of the tree. It is recognised that the tree is growing in a confined space, but there are better arboricultural management options available. Due to the proposed tree work being considered bad arboricultural practice and the negative affect that the pruning works would have on the appearance of the tree, MDDC Tree Officer is minded to refuse the part of the application requesting the topping of the Ash tree.

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.

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- 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.

**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.

<b>16/01742/LBC</b>	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.

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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.

<b>16/01748/FULL</b>	Land and Buildings at NGR 288707 113946 (The Old School House) Templeton Devon	Change of use and conversion of former school house to dwelling with associated gardens and parking areas	PERCON	DEL	05/01/2017
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development to which this permission 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.
- 4 Prior to installation, details and a sample of the proposed roofing material shall be submitted to and approved in writing by the Local Planning Authority, the approved material shall be so used and retained thereafter.
- 5 Windows and doors - prior to their installation, details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained thereafter.
- 6 No installation works for any venting, pipework or rainwater goods shall begin until details of any venting and pipe work, including rainwater goods have been submitted to, and approved in writing by, the Local Planning Authority. Such venting, pipework and rainwater goods shall be installed in accordance with these approved details, and shall be so retained.
- 7 Prior to the first occupation of the dwellinghouse hereby approved, and prior to their installation, final and specific details of the of the proposed sewage treatment plant and soakaway to manage the foul sewage and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority.
- 8 The stone walling proposed to infill the window and door openings on the east elevation shall match the existing walling in all respects.
- 9 The development hereby permitted shall be carried out at all times strictly in accordance with the recommendations contained in Section 4 of the submitted and approved Bat and Bird Survey, dated 17th October 2016 by Crossman Associates. Prior to the first occupation of the dwellinghouse all of the bird and owl boxes shown on the approved mitigation plan received on the 1st December 2016 shall be installed and retained and maintained as such thereafter, unless otherwise agreed in writing.
- 10 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 of Part 1 and Class A of Part 2 relating to the enlargement of the dwellinghouses, provision of windows and other openings, roof alterations, outbuildings and means of enclosure shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

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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 that an appropriate record is made of the historic building fabric that may be affected by the development in accordance with DM27 and the National Planning Policy Framework.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area, character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area, character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area, character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure surface water and foul sewage is managed adequately and appropriately, in accordance with DM2.
- 8 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area, character and appearance of the building in accordance with policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 9 To ensure that the habitats of protected species are not demonstrably harmed as a result of the proposed development.
- 10 To safeguard the character and appearance of the building and character and appearance of the area in accordance with DM2 of the Local Plan Part 3 (Development Management Policies) and COR2 of the Mid Devon Core Strategy (Local Plan Part 1).

### Reasons

The proposed conversion of The Old School House, Templeton is considered to be the appropriate conversion of a substantial rural building that positively contribute towards the area's rural character. The dwelling to be provided has a suitable existing access, the conversion works can be accommodated without significant alteration, extension or rebuilding, the design will retain and enhance the buildings rural character and the development will adequately retain the nature conservation interests on the site. As such, it is considered that the proposed development is in accordance with policies DM2, DM8, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies), COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01750/PNCOU	Stables at NGR 294341 117401 Fairby Cove Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	06/01/2017

#### Reasons

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

16/01763/FULL	Land and Buildings at NGR 296473 121755 (Luttrell Farm) Bampton Devon	Erection of roofed area over existing open yard for cattle feeding and handling and small extension to existing shed	PERMIT	DEL	06/01/2017
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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

Proposed is the erection of a roofed area over existing open yard for cattle feeding and handling, and a small extension to existing shed at Luttrell Farm, Bampton.. The overall design and scale of the building is acceptable given its context, the building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor would it result in an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007, DM2, DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

#### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>16/01791/HOUSE</b>	Highwood Farm Uplowman Tiverton Devon EX16 7QH	Installation of swimming pool and enclosure	PERMIT	DEL	05/01/2017

#### 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 installation of swimming pool and enclosure 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. Given the siting of the building 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; COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), 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>16/01829/FULL</b>	Knightshayes Park Bolham Devon	Erection of boilerhouse and associated woodchip and composting stores	PERCON	DEL	05/01/2017
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#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development hereby permitted shall be carried out in accordance with the recommendations of the Ecological Appraisal by Richard Green Ecology Ltd, October 2016 and the Ecological Appraisal of Heat Main Installation, by Richard Green Ecology Ltd, October 2016.
- 4 No development shall begin until an arboricultural method statement and tree protection plan has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan.

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 In order to ensure the appropriate levels of protection for protected species and minimise disturbance to their habitats and roosts in accordance with policy DM2 of Local plan Part 3 (Development Management Policies).
- 4 In order to ensure the appropriate levels of protection for important trees in the site and to minimise risk of damage to those trees and their associated root systems.

**Reasons**

The proposed development is considered to be appropriately detailed and respects the character, scale, setting and design of the estate and house, as well as the setting of the listed building and its curtilage structures. The development proposed does not cause significant adverse impacts on neighbouring properties and introduces sustainable, renewable and low carbon energy use with o significant adverse impacts on the character, amenity or visual quality of the area. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM1, DM2, DM5 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 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.

16/01832/LBC	Knightshayes Park Bolham Devon	Listed Building Consent for erection of boilerhouse and associated woodchip and composting stores, and installation of connection to Knightshayes House and Stables	PERMIT	DEL	05/01/2017
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**Conditions**

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

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.



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

The proposed works are not considered to cause harm to the listed building, its setting, or views to or from it, and will therefore preserve its special architectural, historic and visual interest. 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.

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<b>16/01915/CLP</b>	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
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**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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