

# 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
16/01180/FULL	Land at NGR 299621 112764 (Red Linhay) Crown Hill Halberton Devon	Variation of condition 2 of planning permission 15/01034/MFUL to allow substitute plans	PERCON	COMM	09/01/2017

### Conditions

- 1 The date of commencement of this development shall be taken as the 26th August 2016 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans together with approved reports and statements listed on the decision notice. Elements of the anaerobic digester and associated works not varied by the approved plans, reports and statements submitted with this application shall be carried out in accordance with the approved plans, approved reports and statements under application 15/01034/MFUL.
- 3 The colour and finish of the building materials to be used (including the digester dome) shall be retained in accordance with the details as submitted and approved in writing by the Local Planning Authority on 27th October 2016 pursuant to 15/01034/MFUL.
- 4 Within 1 month of the date of this approval a Construction and Operational Environment and Traffic Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of: 1.hours of working; 2. hours of deliveries; including details of any importation of digestate associated with commencement of operations. 3.dust suppression management measures; 4.traffic management 5.vehicle routing to and from the site; 6. programme of works 7. parking for vehicles of site personnel, operatives and visitors; 8. storage of plant and materials; 9. loading, unloading and movement of plant and materials within the site. 10. facilities for cleaning wheels on exiting vehicles All works and operations shall take place in accordance with the approved details during construction and operation phases of the development. The date the plant first becomes operational ("Operational" shall mean the first production of electricity to be exported to the grid) shall be confirmed in writing to the Local Planning Authority no more than one week following that date.
- 5 The passing bay on Crown Hill shall be completed in accordance with the details shown on plan '00030-GFL-Hartnoll-Passing bay' approved under planning permission 13/0160/MFUL within 3 months of the date the AD plant becomes operational ("Operational" shall mean the first production of electricity to be exported to the grid) and be so retained. Written confirmation of the date the AD plant first becomes operational shall be submitted to the Local Planning Authority within 1 week of this date.
- 6 The anaerobic digester facility hereby permitted shall not be brought into operation ("Operational" shall mean the first production of electricity to be exported to the grid) until a drainage scheme has been implemented in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Such scheme shall include details of the provision for the disposal of clean surface water by a Sustainable Urban Drainage System, and separate provision for disposal of foul waste and dirty surface/ yard water. The scheme shall include specifications and a timetable for implementation. The water management system shall be completed in accordance with the approved details and retained and maintained for that purpose at all times.
- 7 There shall be no storage of chicken and farmyard manures or slurry within the application site except within the liquids buffer tank and feeder hopper (triolet) serving the AD digester approved as part of this planning application.
- 8 All hedgerows within or on the boundary of the site located to the north west of the site and east adjacent to the highway shall be retained and maintained to a minimum height of 2 metres. Any trees or plants that die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		<p>i) The feedstock and approved quantities for the anaerobic digester shall be slurry, farmyard and chicken manure, grass and arable crops only, originally sourced from the sites named in Transport Statement of application 15/01034/MFUL only (Hartnoll Farm 62.13ha, Manley Lane 37.60ha, plots 41.48ha, Maunders 7.71ha, and Wellington 23.55ha and shown on plan/aerial photos Drawing numbers 13425/T04 Revision A and 13425/T05 Revision A set out in the approved transport statement date stamped 21st August 2015) under application 15/01034/MFUL. ii) The ultimate destination for the digestate from the anaerobic digester shall be to the sites named in the Transport Statement of application 15/01034/MFUL Hartnoll Farm 62.13ha, Manley Lane 37.60ha, plots 41.48ha, Maunders 7.71ha only and shown on plan/aerial photos Drawing numbers 13425/T04 Revision A and 13425/T05 Revision A set out in the approved transport statement date stamped 21st August 2015) under application 15/01034/MFUL. iii) A log book shall be maintained and completed detailing where and when the feedstock(s) for the AD plant have come from and where, when and mode of transport of the digestate leaving the site. The Log book shall record name of farm, plot, supplier, number and gross and net weight of vehicles along with date and time of feedstock delivery / digestate distribution. iv) No other sites are to be utilised for either feedstock source or digestate destination. Such log book records shall be submitted to the Local Planning Authority quarterly or within any other frequency as requested by the Local Planning Authority. v) Records of feedstock input into the digester by weight from the hopper (triolet) shall be kept and submitted to the Local Planning authority in writing quarterly or within any other frequency as requested by the Local Planning Authority.</p>			
10		<p>Prior to installation, details of any external lighting including a lighting assessment which should include the following information: - A description of the proposed lighting scheme together with hours of operation; - A layout plan of the proposed development site showing the lighting scheme together with light spread, spill and intensity; - Details of the proposed equipment design; - An assessment of the impact of the proposed lighting upon ecology; neighbouring properties, roads and character of the site and its surroundings; - Details of any proposed measures to mitigate or compensate for the possible impacts of the proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. Any approved external lighting shall be installed in accordance with the approved details and shall be so retained.</p>			
11		<p>The storage of digestate or other hazardous substances must be within properly constructed bunded areas of sufficient capacity and containment, details of which are to be submitted to and approved in writing by the Local Planning Authority prior to the first storage of any digestate outside the digestate storage tank, separator fibre clamp and the dryer storage bunker. Such approved scheme shall be so retained.</p>			
12		<p>A revised Tree Planting scheme and Landscaping scheme 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 (including the Bund). All planting, seeding, turfing or earth reprofiling comprised in the approved details of planting and landscaping scheme shall be carried out within the next planting season following completion of the archaeological works, October-March whichever is the sooner. Any trees or plants which within a period of 5 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, unless the Local Planning Authority gives written consent to any variation.</p>			
13		<p>Noise emissions from the Red Linhay Anaerobic Digester site at the nearest noise-sensitive locations are not to exceed the decibel levels stipulated below, day or night. Daytime Noise Level 07.00am - 23.00pm shall not at the boundary of any noise sensitive premises exceed the decibel level 41 dB (LAeq1hr) Night-time Noise Level 23.00pm - 07.00am shall not when measured at 3.5m from the façade of any noise sensitive premises exceed the decibel level 33 dB (LAeq 15min). Daytime (Evening) &amp; Night-time Noise Level 19.00pm - 23.00pm The Maximum Instantaneous Noise Level shall not when measured at 3.5m from the façade of any noise sensitive premises exceed 55 dB(LAFmax) evening (19.00-23.00hrs) and night-time (23.00-07.00hrs). *(From the noise data supplied) The average daytime background noise level is 36 dB (LA90 1hr) plus 5 dB exceedance The average night-time background noise level is 28 (LA90 15min) plus 5 dB exceedance</p>			
14		<p>Once the plant is operational, the operator shall provide a further noise assessment demonstrating that the screening and acoustic panelling/boxes are adequate and provides enough protection to meet the Decibel levels specified in Condition 13 of this decision notice. This assessment must be submitted to the planning authority within 3 months from the Operational commencement of the AD unit ("Operational" shall mean the first production of electricity to be exported to the grid). Should this assessment identify that suitable noise mitigation has not been provided the operator shall at its expense, within 21 days or such longer period as approved by the Local Planning Authority, undertake an assessment of the noise in accordance with the requirements of the Local Planning Authority. A copy of the findings from the assessment and all recorded data and audio files obtained as part of the assessment shall be provided to the Local Planning Authority (in electronic form) within 28 days of completion of the analysis. Where the assessment information confirms that the noise levels from the operation of the plant are above the limits specified in Condition 13 of this decision notice, the operator shall carry out works to mitigate such effects to comply with the noise condition, details of which shall have first been submitted in writing and approved in writing by the Local Planning Authority. The assessment and any such noise mitigation works shall be completed within 6 months from the date of notification and be so retained. The date of notification is the date the operator is informed in writing by the Local Planning Authority detailing the inadequate screening.</p>			
15		<p>The emergency flare stack shall not be operated for maintenance or for testing purpose except between 0700 and 1700 hours on any day (not including Bank Holidays).</p>			

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16		Heavy and light Goods vehicles along with plant under the control of the operators which deliver waste, remove digestate or biofertiliser or operate at the site (the site is the area set out on the approved location plan outlined in red) shall only use non-intrusive broadband (white noise) vehicle noise alarms and/or reversing cameras. On such vehicles, there shall be no use of single or multi-pitch reversing beepers.			
17		Written notification confirming the cessation of operations is to be given to the Local Planning Authority 3 months prior to the cessation of the use of the Anaerobic Digester plant hereby approved.			
18		On the cessation of the use of the Anaerobic Digester plant hereby approved, the site shall be cleared of all buildings and structures, hardstandings bunds and any wastes within a period of six months from the date of cessation. After removal of the above, the surface of the site shall be regraded and be covered with topsoil to a depth of 500mm within a period of three months. The site shall then be planted in accordance with details to be agreed in writing by the Local Planning Authority.			
19		The agreed discharge of condition 20 associated with 15/01034/MFUL with regard to the amended shape of the bund and stock proof fencing shall be undertaken and completed prior to the development becoming first operational ("Operational" shall mean the first production of electricity to be exported to the grid) and the landscaping scheme shall be completed in accordance with the agreed details within the first planting season following the development becoming first operational. Once provided the bund and landscaping scheme shall be so retained. Any trees or plants which within a period of 5 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, unless the Local Planning Authority gives written consent to any variation.			
20		The visibility splay at the site entrance shall be provided and laid out in accordance with plan 13425/T03 approved under planning permission 13/001605/MFUL within 1 month of the date of this permission with no obstructions within the visibility area over 1m above the adjacent carriageway level. It shall thereafter be so maintained for that purpose.			
21		Within 1 month from the date of approval, details are to be provided in writing to the Local Planning Authority of the location and type of electronic system to be installed to monitor the number and type of vehicles entering and leaving the anaerobic digester site. Such approved system is to be installed and operational prior to the first operation ("Operational" shall mean the first production of electricity to be exported to the grid) of the anaerobic digester site. Such results of the monitoring system shall be submitted to the Local Planning Authority quarterly or within any other frequency as requested by the Local Planning Authority. The approved system is to be so retained.			
22		The permission hereby granted is for a 500kw anaerobic digester only. Power generation from the development shall not exceed 500kw averaged over a quarterly period (such quarterly period to commence from the first Feed In tariff submissions and continue thereafter). Such records of power generation shall be kept and submitted quarterly in writing to the Local Planning Authority.			
23		The Local Planning Authority shall be afforded access at reasonable times to all on site monitoring systems associated with the operation of the AD plant hereby granted.			
24		Within 1 month from the date of this permission, details are to be submitted to the Local Planning Authority of the location and specification of physical barrier to be provided to prevent vehicles bypassing the weighbridge to the lower part of the site. The physical barrier shall be erected prior to the first operation of the site in accordance with the details which shall first have been agreed in writing by the Local Planning Authority and shall thereafter be so retained. ("Operational" shall mean the first production of electricity to be exported to the grid).			

## Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To 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 in accordance with Mid Devon Core Strategy (Local Plan Part 1 Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2 and DM27.
- 4 To safeguard the amenities of the area and occupiers of nearby buildings in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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5		In the interest of highway safety and to ensure that adequate passing facilities are available for vehicles attracted to the site in accordance with Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).			
6		To ensure adequate facilities are provided for the disposal of surface water from the development in accordance with Policies DM2, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies).			
7		To reduce odour levels within the site and to prevent pollution of the water environment in accordance with Policy DM7 of Local Plan Part 3 (Development Management Policies).			
8		In the interest of the visual amenity of the area and to protect the setting of the Grand Western Canal in accordance with Policies DM2, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies).			
9		The application has been considered as a site accepting these feedstock types only and not as a general waste facility and consideration of the impacts on the environment, neighbouring residents and the road network has been made on this basis and in order to accord with Policies DM5 and DM22 of the Local Plan Part 3 (Development Management Policies).			
10		To protect the rural character of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM5, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies).			
11		To prevent pollution of the water environment in accordance with Policy DM7 of Local Plan Part 3 (Development Management Policies).			
12		To ensure the archaeological works are completed prior to the planting of the screening to minimise disturbance to the planting scheme and to provide further screening for the site and assist with reducing any potential noise.			
13		To minimise the potential for pollution and disturbance to local amenity, in accordance with Policy DM7 of the Local Plan Part 3 (Development Management Policies).			
14		To minimise the potential for pollution and disturbance to local amenity, in accordance with Policy DM7 of the Local Plan Part 3 (Development Management Policies).			
15		To minimise the potential for pollution and disturbance to local amenity, in accordance with Policy DM7 of the Local Plan Part 3 (Development Management Policies).			
16		To minimise the potential for pollution and disturbance to local amenity, in accordance with Policy DM7 of the Local Plan Part 3 (Development Management Policies).			
17		To ensure the Local Planning Authority are made aware of the impending cessation of the use to enable proper consideration of the removal of the items on the site.			
18		To achieve a satisfactory landscape/restoration.			
19		In the interest of the visual amenity of the area in accordance with Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).			
20		To provide adequate visibility from and of emerging vehicles.			
21		In the interest of highway safety and consideration of the impacts on the environment, neighbouring residents due to the number of movements to and from the site and in order to accord with Policies DM5 and DM22 of the Local Plan Part 3 (Development Management Policies).			
22		To ensure the AD plant is in accordance with that as set out in the application and supporting information and in order to ensure that the impacts of the development are acceptable.			
23		To ensure the AD plant operates in accordance with the parameters and limitations as approved and as set out within the application and its supporting information.			
24		To ensure all vehicles entering and leaving the site pass over the weighbridge to ensure the AD plant operates in accordance with the parameters and limitations as approved and as set out within the application and its supporting information.			

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### Reasons

While a number of objections have been received in response to the consultation on this proposal, it is not considered that the introduction of the additional CHP unit, the sound attenuation measures, weighbridge, office and resitting of various items within the site will harm the environment, the landscape, neighbouring residents and the Grand Western Canal to a degree to warrant refusal of the application when balanced against the benefits. The Anaerobic Digestion plant will process farm wastes into a product which will assist in improving land management techniques and will generate a source of renewable energy. The impact on the Grand Western Canal is considered to be limited and is considered to be outweighed by the benefits of the proposal. Any harm likely to arise from this proposal can be adequately mitigated by the imposition of conditions. It is considered that this proposal will not cause significant harm and that the benefits of granting planning permission outweigh any limited harm that may be caused. Accordingly the application is in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR5 and COR18, Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM5, DM6, DM7, DM8, DM22 and DM27, Devon Waste Local Plan policy WPC1 and the National Planning Policy Framework.

### Reasons

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

16/01205/FULL	Arden House Union Road Crediton Devon EX17 3AL	Variation of condition 2 of planning permission 15/00546/FULL to allow substitute plans in respect of amended entrance porch, rear window and new conservatory	PERCON	DEL	11/01/2017
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### Conditions

- 1 The date of commencement of this development shall be taken as the 22nd February 2016 which is the date indicated in the application form.
- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the details shown on the approved plans and contained within the form of application and in any other documents accompanying such application, except as otherwise amended by, or subject to, those additional Conditions outlined below.
- 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 or D of Part 1 of Schedule 2, relating to the new dwelling shall be undertaken within the application dwelling curtilage without the Local Planning Authority first granting planning permission.
- 4 No work shall be carried out on the site to complete the development hereby approved on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Mondays to Fridays and 0730 to 1300 on Saturdays.
- 5 Before the development hereby permitted is first brought into use, the parking, turning areas and refuse storage shall be provided and surfaced to avoid surface water discharge onto the highway in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Following their provision these details shall be so retained.
- 6 The new window (as outlined in red) on the south elevation shall match in terms of its colour, style and finish all of the other windows on the dwelling.

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**Reasons**

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and to ensure that the proposed development is carried out as approved.
- 3 To safeguard the residential amenity of neighbouring residents and the visual amenities of the area in accordance with Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure that the proposed development does not prejudice the amenities of neighbouring properties, and in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).
- 5 In accordance with the proposed scheme of development and in the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site and in terms of refuse storage, and in accordance with Policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies) and policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).
- 6 To ensure that the design of the dwelling is acceptable and to safeguard the character and appearance of this part of the Crediton Conservation Area, in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The principle of the development for the erection of a new dwelling has already been previously accepted under the terms of 15/00546/FULL. Variation is sought for the amendments to plans relating to the north (front) elevation, east (side) elevation and south (rear) elevation. The amendments are for the variation of the external appearance to provide a conservatory on the east elevation, additional bedroom window at first floor level on the south elevation, and amended porch design on the north elevation. There is no increase in the overall footprint of the building. The overall maximum height of the dwelling will remain the same, but the lower section of the pitched gabled roof is proposed to be raised by 0.02m to allow for a more continuous roof slope as seen from the front of the dwelling from the road and driveway. In the opinion of the Local Planning Authority such changes will not adversely impact on any neighbouring properties or result in any adverse impacts on the character of appearance of the Crediton Conservation Area. As such the proposal is considered to be in compliance with policy COR15 of the Mid Devon Local Plan Part 1 (Core Strategy), policies DM2, DM13, DM27 of the Mid Devon Local Plan Part 3 (Development Management Plans) 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>16/01370/FULL</b>	Land at NGR 271285 101870 (Bow Recreation Field) Bow Devon	Erection of changing room building	PERCON	DEL	13/01/2017
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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 Prior to commencement of the development hereby approved, a report of the below ground impact of the scheme (including the methodology for the construction of the changing room building and details of the proposed soakaway) shall be submitted to, and approved in writing by the Local Planning Authority.

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- 4 Before the first use of the building hereby permitted, the two portacabins permitted on the site temporarily under planning reference 14/02028/FULL shall be removed from 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 the development will not cause any significant demonstrable harm to the nearby Scheduled Monuments or any so far undiscovered archaeology on the site in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraph 128 of the National Planning Policy Framework.
- 4 In the interest of the visual amenity of the rural area in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

**Reasons**

The application for the erection of a changing room building is considered supportable in policy terms. The proposed building will provide changing rooms, showers, WCs and a kitchen. The design, style and massing of the proposed building is considered to be acceptable and is similar in design and appearance to many other recreational changing facility buildings. Given this assessment the application is considered to comply with the following Policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM25 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 the determination of the application within a timescale agreed with 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.

<b>16/01450/OUT</b>	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
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**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.



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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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.

<b>16/01499/FULL</b>	Land and Buildings at NGR 290450 107584 Farleigh Cadeleigh Devon	Conversion of redundant agricultural barns to dwelling with annexe	PERCON	DEL	13/01/2017
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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 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 Local Planning Authority.
- 4 Before the development hereby approved is commenced, a site investigation and risk assessment shall be carried out to determine the nature and extent of land contamination that may be present and the likely impact on all receptors that may result. A full report of the investigation and risk assessment shall be forwarded to the Local Planning Authority for approval. No work shall proceed on site until either the Local Planning Authority grants written consent for the development to commence or the requirements of condition (5) below are met.
- 5 Where actual or probable significant pollutant linkages are found following the investigation and risk assessment required by condition (4) above, the applicant shall submit a remediation statement together with a timescale for completion of the required works for approval in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		Following completion of any works required by condition (5) above, a remediation validation report shall be submitted to the Local Planning Authority for approval in writing. Occupation on the site, or parts of the site affected by land contamination, shall not take place until approval of the validation report has been granted.			
7		No development shall begin until samples of the materials to be used for all the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.			
8		Prior to their installation working details of the new external doors, door frames and 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 and windows shall be in accordance with these approved details, and be so retained.			
9		No hard landscaping works in the areas shown on the approved plans shall begin until details of the surfacing materials to be used in those areas, including details of the steps as shown on the approved plans, 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.			
10		The development shall be carried out at all times in strict accordance with the Schedule of Works (December 2016) as received by the Local Planning Authority on the 20th December 2016.			
11		The conclusions and mitigation measures set out in the Blue Sky Ecology bat survey report (report dated September 2016) received on 18th October 2016 by the Local Planning Authority shall be complied with in full during construction of the development hereby approved.			
12		The roof lights hereby approved shall be of conservation style (flush fitting) only.			
13		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1, or Classes A of Part 2 of Schedule 2, relating to the erection of extensions, the insertion of additional windows or doors, including to the roof and the insertion of rooflights and dormers, the provision of a porch, the provision of outbuildings, pools or containers for domestic heating purposes for the storage of oil, bio fuel or LPG, the installation of a chimney or flue, hard-surfaces and means of enclosure, gates , fences and walls etc shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
14		The annex accommodation (south barn) as shown on the approved plans shall be permanently retained for uses ancillary to the main dwelling hereby approved (north barn) and shall not be let, sold or otherwise occupied independently of that dwelling.			

### 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 Policies) Policy DM27, that an appropriate record is made of the historic building fabric that may be affected by the development.
- 4 In the interests of public health and the protection of the environment.
- 5 In the interests of public health and the protection of the environment.
- 6 In the interests of public health and the protection of the environment.
- 7 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the buildings in accordance with Policies, DM2, DM11 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 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 Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2, DM11 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the curtilage listed building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
10		To ensure that the development retains the character and appearance of the curtilage listed buildings in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
11		To ensure the protection of any ecological interests at the site.			
12		To protect the character and appearance of the curtilage listed buildings in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).			
13		To safeguard the visual amenity of the area and the character and appearance of the curtilage listed 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 DM27.			
14		The accommodation to be provided within the annex is unsuitable for use as a separate dwelling due to the close proximity to the floor space which is not compliant with the Technical housing standards, nationally prescribed space standards.			

#### Reasons

The application for the conversion of redundant agricultural barns to dwelling with annexe is considered to be supportable in policy terms. The barns are substantial construction and provide a positive contribution to the character of the area. Overall, the design of the scheme, including the material palette, is considered to be acceptable and would respect the traditional character and appearance of the barns. Whilst some alterations are proposed that result in the removal of some building fabric, the material will be reused in the scheme and therefore on balance, the scope of alterations are considered to be acceptable and would not result in substantial harm to the character or appearance of these curtilage listed buildings. The proposed parking arrangement is compliant with the requirements of Policy DM8 of the Local Plan Part 3 (Development Management Policies). The applicant has made the appropriate contributions in accordance with Policy AL/IN/3. There are no flood risk or drainage issues resulting from the scheme. Overall the proposal is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), DM1, DM2, DM8, DM14 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 discussions with 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.

<b>16/01500/LBC</b>	Land and Buildings at NGR 290450 107584 Farleigh Cadeleigh Devon	Listed Building Consent for the conversion of redundant agricultural barns to dwelling with annexe	PERMIT	DEL	13/01/2017
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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.

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.

**Reasons**

The application scheme for the conversion of redundant agricultural barns to dwelling with annexe is considered to be supportable in policy terms. Whilst some alterations are proposed that result in the removal of some historic building fabric, the material will be reused in the scheme and therefore on balance, the scope of alterations and overall design are considered to be acceptable and would not result in substantial harm to the character or appearance of these curtilage listed buildings. Overall the proposal is considered to be in accordance with the following Policies: DM27 of Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

<b>16/01557/FULL</b>	Pynes House Barn Cheriton Fitzpaine Crediton Devon EX17 4JA	Conversion of coachhouse to dwelling and erection of single and two storey extensions following demolition of outbuildings	PERCON	DEL	12/01/2017
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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 Prior to their installation further details of the new casement windows shall be submitted to the local planning authority and approved in writing.
- 4 All rainwater goods (hoppers, gutters and downpipes with fixings) shall be aluminium or cast iron.

**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 a visual appearance and design that is appropriate to the development.
- 4 In order to ensure a visual appearance and design that is appropriate to the development.

**Reasons**

The proposed development is considered to be acceptable and will not create an unacceptably negative impact on neighbours' privacy, amenity or light levels or the character or visual quality, or the setting of the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM1, DM2, DM8 and DM27 and the National Planning Policy Framework and should be granted consent.

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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 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.

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16/01559/LBC	Pynes House Barn Cheriton Fitzpaine Crediton Devon EX17 4JA	Listed Building Consent for the conversion of coachhouse to dwelling and erection of single and two storey extensions following demolition of outbuildings	PERCON	DEL	12/01/2017
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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.
- 3 Prior to their installation further details of the new casement windows shall be submitted to the local planning authority and approved in writing.
- 4 All rainwater goods (hoppers, gutters and downpipes with fixings) shall be aluminium or cast iron.

**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 a visual appearance and design that is appropriate to the listed building.
- 4 In order to ensure a visual appearance and quality of materials that is appropriate to the listed building.

**Reasons**

The proposed works are considered to cause very minor levels of less than substantial harm to the curtilage listed building which is a later and much modified outbuilding with minimal architectural interest. The design does not cause harm to the character or appearance of the conservation area. 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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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>16/01581/PNCOU</b>	Land and Buildings at NGR 276014 96794 (Binneford Farm) Yeoford Devon	Prior notification for the change of use of agricultural building to 2 dwellinghouses under Class Q	PDA	DEL	10/01/2017

#### Reasons

- 1 The proposed change of use of the building into two dwellinghouses 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.

<b>16/01590/PNCOU</b>	Land and Building at Sunny View Kings Mill Road Cullompton Devon EX15 1BJ	Prior notification for the conversion of office building to dwelling under Class O	RPA	DEL	13/01/2017
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#### Reasons

- 1 In the opinion of the Local Planning Authority, off-site noise sources will have a significant adverse impact upon the living conditions of residents of the proposed dwelling. The application building lies adjacent to industrial buildings and operations. The proposed dwelling would represent the introduction of a noise sensitive property into this area. Noise from the surrounding industrial climate has the potential to cause a material change in the behaviour and/or attitude of future residents in having to keep windows closed most of the time in order to avoid certain activities during periods of noise intrusion. Having regard to the submitted noise assessment, it is unlikely that future residents will be able to enjoy the outside amenity areas due to the high external noise levels. Furthermore, there is the potential for sleep disturbance and a general diminishment in quality of life exacerbated by the impact of low frequency noise. Therefore, noise from off site sources will have a Significant Observed Adverse Effect Level (SOAEL) on future residents and the creation of a dwelling at this location is considered to be unacceptable and contrary to the provisions of the National Planning Policy Framework (para. 123).

<b>16/01594/FULL</b>	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"
- 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

16/01740/CLP	Earlsland Cottage West End Road Bradninch Exeter EX5 4QP	Certificate of Lawfulness for the proposed infill extension and conversion of garage to office	SPLIT	DEL	10/01/2017
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#### Conditions

- 1 The materials used must be similar in appearance to those used in the construction of the dwellinghouse in order to comply with Condition A.3(a) under Class A, part 1, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) Order 2015.

#### Reasons

- 1 The proposed extension is not permitted development as it is to the principal elevation of the dwellinghouse and exceeds the permitted floor area under Class D (porches) part 1, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) Order 2015, full planning permission is required to carry out these works.

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
16/01768/FULL	Land and Buildings at NGR 284259 102707 Broxford House Upton Hellions Devon	Conversion of existing detached barn to dwelling	REFUSE	DEL	13/01/2017

### 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 completion of the assessment 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.

### Reasons

- 1 In the opinion of the Local Planning Authority the existing building is of a design and appearance which does not positively contribute to the rural character of the area and is therefore not suitable for conversion to a dwelling. It is therefore contrary to the initial test of Policy DM11 of the Local Plan Part 3 (Development Management Policies). In addition no substantial case has been submitted for the provision of a dwelling in this rural location. Therefore it is not considered that the proposal is considered to amount to special circumstances and considered to carry sufficient weight so as to override local and national policy. On this basis the proposed development therefore is considered to be contrary to the requirements of Policies COR1, COR12 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework (notably Part 6 Paragraph 55).
- 2 In the opinion of the Local Planning Authority the scheme of works as proposed includes significant rebuilding, alteration and extension of the existing building. Therefore the application scheme is not considered to be in compliance with criterion B and C of Policy DM11. On this basis the proposed development therefore is considered to be contrary to the requirements of Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 3 The application proposals do not include a contribution towards the provision of open space. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Supplementary Planning Document: The Provision and Funding of Open Space Through Development (May 2008).
- 4 The application proposals do not include a contribution towards the implementation of the Council's Air Quality Action Plan. The development is therefore contrary to Policy AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Supplementary Planning Document on Air Quality and development (May 2008).

16/01800/FULL	Threshing Barn Hayne Zeal Monachorum Crediton Devon EX17 6DE	Erection of an extension to provide events kitchen, glazing to barn and replacement porch	PERCON	DEL	09/01/2017
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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 Prior to their installation, samples of the materials to be used on the external surfaces of the building and any external paving shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 Prior to their installation, working details of the new external doors/door frames and 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 and windows shall be in accordance with these approved details, and be so retained.

**Reasons**

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

**Reasons**

The application for the erection of an extension to provide events kitchen, glazing to barn and replacement porch is considered to be supportable in policy terms. The extension will provide a dedicated catering area for the existing D2 use of the barn and is therefore considered to be a reasonable addition to the existing scope of the business. The design of the scheme allows the listed barn to be retained as the most prominent element, the overall scale and design is considered to respect the character and appearance of the listed buildings. There are no concerns with regard to highways impacts resulting from the development. Overall it is considered that the proposal is acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM24 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 negotiation with applicant 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>16/01802/LBC</b>	Threshing Barn Hayne Zeal Monachorum Crediton Devon EX17 6DE	Listed Building Consent for the erection of an extension to provide events kitchen,glazing to barn and replacement porch	PERMIT	DEL	09/01/2017
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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.
- 3 There shall be no metre boxes fixed to the external surfaces of the extension hereby approved.
- 4 All telephone, electricity and mains gas services to the extension hereby approved shall be placed underground.

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 safeguard the character and appearance and setting of the listed building in accordance with policy DM27.
- 4 To safeguard the character and appearance and setting of the listed building in accordance with policy DM27.

**Reasons**

The application for the erection of an extension to provide events kitchen, glazing to barn and replacement porch is considered to be supportable in policy terms. The design of the scheme allows the listed barn to be retained as the most prominent element, the overall scale and design is considered to respect the character and appearance of the listed buildings. The proposal does not harm the character or appearance of the listed building or result in the loss of any significant historic building fabric. Overall the proposal is considered to be acceptable in accordance with policy Local Plan part 3 (Development Management Policies) DM27 and Government advice in the National Planning Policy Framework.

16/01804/TPO	5 Eastwick Barton Nomansland Tiverton Devon EX16 8PP	Application to deadwood 1 Ash tree and reduce overhang over house by 2m protected by Tree Preservation Order 02/00008/TPO	PERMIT	DEL	12/01/2017
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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) crown reduce by up to 2m from the southern side of the crown

**Reasons**

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

**Reasons**

The pruning works should serve to reduce the concern of perceived conflict between the tree and the resident. The pruning should be kept fairly minimal. It is not necessary to seek permission to remove deadwood from a protected tree.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01809/HOUSE	37 Aubyns Wood Rise Tiverton Devon EX16 5DG	Retention of a conservatory	PERMIT	DEL	13/01/2017

#### 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 retention of the conservatory by virtue of its scale, massing, design and location is not considered to be detrimental to the residential amenity of the neighbouring dwellings. The retention of the conservatory will not result in a lack of privacy for the neighbouring properties or result in an over-development of the site. Overall, it is considered that the conservatory, as built, complies with Policies COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the advice within National Planning Policy Framework.

#### Reasons

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

16/01824/FULL	St Disens Church Church Street Bradninch Devon	Installation of telecommunications equipment comprising of 4 antennas located behind replica louvres, internal cabinets with the church tower and external meter pillar painted to match church stone and ancillary development	PERMIT	DEL	10/01/2017
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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.

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

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

**Reasons**

The proposed works to the church to install telecommunications equipment, to include an external meter pillar painted to match the church stone on the rear north elevation of the church is considered to be acceptable and will retain the character and setting of the conservation area. As such, the proposal is considered to be in accordance with policies COR1 of the Mid Devon Core Strategy, DM1 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.

16/01862/FULL	St Marys Church Church Road Silverton Devon	Installation of telecommunications equipment comprising 4 antennas located behind replica louvres, internal cabinets within the church tower, external meter pillar to match church stone, and ancillary development	PERMIT	DEL	10/01/2017
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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**

The proposed works to the church to install telecommunications equipment, to include an external meter pillar painted to match the church stone on the side west elevation of the church is considered to be acceptable and will retain the character and setting of the conservation area. As such, the proposal is considered to be in accordance with policies COR1 of the Mid Devon Core Strategy, DM1 and DM27 of the Local Plan Part 3 (Development Management Policies) and 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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16/01881/FULL	Playing Field at NGR 303555 110954 Gables Road Willand Devon	Erection of a 10m high raising and lowering column for Air Ambulance landing	PERMIT	DEL	11/01/2017
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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**

Having regard to all material considerations, the benefits of the scheme outweigh any limited harm arising as a result of the provision of the floodlight and its impact upon neighbouring residential properties. The provision of the lighting column will help to facilitate the operation of the Devon Air Ambulance during night time hours, which will significantly improve the speed at which patients can be transferred to hospital from rural locations. The application accords with the provisions of policy COR17 of Mid Devon Core Strategy (Local Plan Part 1), DM1 and DM2 of Mid Devon Local Plan (Development Management Policies) and the presumption in favour of sustainable development set out 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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