

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01579/FULL	8 Cockpit Hill Cullompton Devon EX15 1DF	Re-development of mixed use site to 4 dwellings and re- development of existing dwelling (Revised Scheme)	PERCON	DEL	19/04/2016

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development/demolition in respect of the 4 new units shall begin until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been previously 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 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 5 Before their use on the dwellings hereby permitted details of the materials to be used on the external surfaces of the buildings, including windows, doors, roof lights, fascias and rainwater goods, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved details shall be used on the development and shall be so retained.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D and E of Part 1, relating to enlargement or alteration of the dwelling or its roof or the provision of outbuildings, or Class A of Part 2 of Schedule 2, relating to gates, fences and walls, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 Before first occupation, the ground floor windows on the southern elevation of the proposed new 3 units are to be inward opening or vertical opening sash windows only; such windows are to be so retained following installation.
- 8 Before first occupation, bat boxes shall be installed on the development in accordance with details (including the number, location and type of bat boxes) which shall have first been submitted to and approved in writing by the Local Planning Authority, based on the recommendations in the wildlife survey submitted. Once installed, such bat boxes shall be permanently so retained.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure that the proposed development does not prejudice the amenities of neighbouring properties in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
5		To safeguard the visual amenity of the site and visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
6		To ensure adequate amenity space is retained for the dwellings and to protect the character and appearance of the development and the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8 and DM14 of the Local Plan Part 3 (Development Management Policies).			
7		To ensure there is an appropriate means of escape and that the opening of the window will not interfere with the neighbouring property.			
8		In order to provide appropriate mitigation measures for the loss of the existing building a potential bat roost area.			

Reasons

The principle of new residential development in this location is acceptable. The proposed layout and design of the development is considered appropriate for the location and to provide coherence between the existing and new dwellings on the site. Conditions are recommended in respect of archaeology, surfacing, and subject to these facilities being provided, the development is considered to have an acceptable impact on the historic environment, road safety and the critical flood risk. The site is well enclosed and the development has been designed to minimise potential impacts on the privacy and amenity of neighbouring residents. No parking has been provided and no payment in respect of air quality improvements has been received. However, the site detracts from the conservation area and the viability of the development has also been taken into account. The applicant has made financial contributions towards public open space improvements in the area and the development will attract the payment of a New Homes Bonus. The benefits of the proposal are considered to outweigh any harm from loss of parking provision and air quality improvements. The proposal is considered to comply with the requirements of relevant Policies: COR1, COR2, and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 and AL/CU/15 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and DM2, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

15/01604/MFUL	Land at NGR 288027 116786 (Gibbett Moor Farm) Templeton Devon	Erection of 5 poultry units (5040 sq. m) and biomass boiler unit; formation of attenuation pond, access track, and hardstanding; landscaping; and associated infrastructure	REFUSE	COMM	22/04/2016
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Reasons

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

- 1 Due to the scale and siting of the proposed poultry units and associated infrastructure, the development is considered by the Local Planning Authority to have a harmful effect on the rural landscape character and visual amenities of the area, and it has not been demonstrated that this harm could be satisfactorily mitigated. The application is considered to be contrary to policies COR2 and COR18 of the Mid Devon Core Strategy 2007 (Local Plan Part 1), DM2, and DM22 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.
- 2 In the opinion of the Local Planning Authority, due to the number and size of vehicular movements associated with the application travelling on the local highway network, in particular within the hamlet of Nomansland and the surrounding narrow rural roads, is likely to cause significant impact upon residential and pedestrian amenity. The application is considered to be contrary to policies COR9 of the Mid Devon Core Strategy and policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

15/01642/FULL	Oburnford Cottage Cullompton Devon EX15 1LZ	Retention of change of use of dwelling and adjoining agricultural land to mixed use of dwelling and home dog-boarding establishment, to include retention of new access and hardstanding and removal of hedgerow	PERMIT	DEL	21/04/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Within 6 months of the date of this decision notice, visibility splays at the site access shall be provided in accordance with the attached diagram (Appendix 1), such visibility splays to measure 60 metres in a southerly direction to the centre line of the road and 60 metres in the other direction to the nearside carriageway edge (Y axis), measured from a point along the centre line of the access 2.4 metres back from the edge of the carriageway (X axis). Within these visibility splays there shall be no obstruction to visibility above 1 metre above adjacent carriageway level. Once provided such visibility splays shall be permanently retained and maintained for such purpose.
- 4 Within 6 months of the date of this decision notice, the site access road shall be hardened, surfaced and drained for a distance of not less than 6.00 metres back from its junction with the public highway, in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority, and the access shall be permanently retained and maintained in accordance with the approved details.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To provide adequate visibility from and of emerging vehicles.

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Reasons

The proposed by virtue of its scale, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings and will provide a more suitable access to the property for the change of use. As such the proposal is considered to comply with policies DM2, DM8, DM13, DM20 of Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

15/01775/CLU	Land and Buildings at NGR 306655 114226 (Kerrells) Burlescombe Devon	Certificate of Lawfulness for existing use of caravan as residential dwelling for a period in excess of 10 years	REFUSE	DEL	18/04/2016
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Reasons

- 1 In the opinion of the Local Planning Authority, the applicant has not demonstrated that, on the balance of probability, the caravan at Kerrells, Burlescombe has been occupied continuously on a permanent residential basis for a period in excess of ten years.

15/01822/MFUL	Alexandra Lodge 5 Old Road Tiverton Devon EX16 4HQ	Erection of 45 Extracare apartments and provision of associated communal facilities, car parking and landscaping, renovation of Alexandra Lodge following demolition of former stable block and extensions	PERCON	COMM	15/04/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the commencement of the construction of the buildings hereby approved, samples of the materials to be used for all the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 No hard landscaping works in the areas shown on the approved plan(s) shall begin until samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, (in any phase) and shall be so retained.
- 5 Prior to their installation, working details of the new external doors/door frames/windows/rooflights, 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/rooflights shall be in accordance with these approved details, and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		The external doors, door frames and windows hereby approved shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.			
7		Prior to their installation details of all rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority. The rainwater goods installed shall be in accordance with the approved details and shall be so retained.			
8		All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.			
9		Before and during the construction of the development hereby approved, the tree protection measures set out in the submitted Tree Survey and Arboricultural Impact Assessment shall be strictly adhered to at all relevant times.			
10		Before the development hereby permitted is first brought into use, the vehicular access, parking and turning areas indicated on the approved plans shall be provided, surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained for all users of the development.			
11		The vehicle parking shown on the approved plan shall be marked out in accordance with the layout on drawing numbered 4103-P2-0111A prior to the vehicle parking first being brought into use. The parking spaces shall be so retained for vehicles visiting the site.			
12		No development shall begin until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall first have been submitted to, and be approved in writing by, the Local Planning Authority.			
13		Prior to the first occupation of the development hereby approved a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and be approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.			
14		No development shall begin until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include: (a) the timetable for the works (b) daily hours of construction and deliveries (c) details of any road closures (d) details of the hours during which construction and delivery traffic will travel to and from the site (e) identification of areas for parking, loading and unloading and storage during development (f) details of wheel washing facilities, road sweeping and other measures to ensure no mud or debris is deposited on any public highway (f) dust, odour, noise and vibration management and include details of site registration with a considerate constructors scheme or equivalent. The development shall be carried out strictly in accordance with the approved details.			

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		To ensure the use of materials and detailing appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM27.			
7		To ensure the use of materials/detailing appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM27.			
8		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
9		To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
10		In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.			
11		In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.			
12		To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.			
13		In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling, in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).			
14		To ensure the development is carried out in a manner which minimises nuisance to existing residents and to prevent mud and other debris being deposited on the public highway in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).			

Reasons

In the opinion of the Local Planning Authority the public benefits of the development outweigh any harm to the setting of the heritage asset in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

15/01824/LBC	Alexandra Lodge 5 Old Road Tiverton Devon EX16 4HQ	Listed Building Consent for the erection of 45 Extracare apartments and provision of associated communal facilities, car parking and landscaping, renovation of Alexandra Lodge following demolition of former stable block and extensions	PERCON	COMM	15/04/2016
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Conditions

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

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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the commencement of the construction of the buildings hereby approved or commencement of works to the listed building, samples of the materials to be used for all the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 Prior to their installation, working details of any new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 5 Prior to their installation details of all rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority. The rainwater goods installed shall be in accordance with the approved details and shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the setting, character and appearance of the listed building in accordance with Local Plan Part 3: (Development Management Policies) Policy DM27.
- 4 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the character and appearance of the listed building in accordance with Local Plan Part 3 (Development Management Policies) Policy DM27.
- 5 To ensure the use of materials/detailing appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the listed building in accordance with Local Plan Part 3 (Development Management Policies) Policy DM27.

Reasons

In the opinion of the Local Planning Authority the public benefits of the development outweigh any harm to the setting of the heritage asset in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

15/01920/FULL	Pylemoor Manor Washfield Tiverton Devon EX16 9RF	Replacement of shingle roofing with natural slate	PERMIT	DEL	15/04/2016
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Conditions

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

Reasons

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

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Reasons

The proposal for the replacement of existing shingle roofing with a natural slate roof at Pylemoor Manor, Washfield is considered to be acceptable. It is not considered that replacement of the roof would have an impact on the amenity of any nearby properties. On this basis the proposal is considered to be acceptable in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2 and DM27 of the Local Plan part 3 (Development Management Policies).

Reasons

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

15/01921/LBC	Pylemoor Manor Washfield Tiverton Devon EX16 9RF	Listed Building Consent for replacement of shingle roofing with natural slate	PERMIT	DEL	15/04/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The approved natural slate sample provided to the Local Planning Authority is a Carreg Blue Grey Strongs UKS EN12326 500mm x 250mm. This approved slate shall be used for the re-roofing of Pylemoor Manor and be retained, unless a further sample is submitted to and approved in writing by the Local Planning Authority.

Reasons

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

Reasons

The proposal for the replacement of existing shingle roofing with a natural slate roof at Pylemoor Manor, Washfield will not result in significant harm to the character or appearance of the listed building. On this basis the proposal is considered to be acceptable in accordance with Local Plan Part 3 (Development Management Policies) Policy DM27 and guidance with the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00121/PNCOU	Meadwell Green Cheriton Bishop Devon EX6 6JD	Prior notification for change of use of an agricultural building to a dwelling under Class Q	APA	DEL	15/04/2016

Reasons

- 1 The proposed change of use of the building into a 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.
- 2 Prior to first occupation of the proposed residential unit, the buildings as shown on drawing numbers 100-01 and 100-03 including the western part of the building currently attached to the part of the building proposed to change use, shall be demolished.
- 3 Prior to first occupation of the proposed residential unit a 2m high solid sound barrier shall be provided along the perimeter of the site bordering the A30. This barrier shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.
- 4 Without the removal of the part of the building that is proposed to be demolished, the siting and location of the proposed residential unit would be undesirable due to its proximity to conflicting uses.
- 5 To provide a sound barrier for the benefits of the amenities of future occupiers of the proposed dwelling.

16/00169/FULL	Building at NGR 291455 100410 (Heathfield Farm Barn) Thorverton Devon	Conversion of redundant barn to dwelling	PERCON	DEL	21/04/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their first use on the building details/samples of the materials to be used for all the external surfaces including, walls, roof materials, rainwater goods and sections, moulding and profiles of all openings shall first have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be so used and retained thereafter.
- 4 The development shall be carried out in accordance with the recommendations set out in the Ecological Survey Report of David F Wills, dated 11th February 2016 submitted with the application received by the Local Planning Authority on 19th February 2016.
- 5 No development shall begin until a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works.
- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, G H of Part 1, or Class C of Part 2 of Schedule 2, relating to extensions, roof alterations, porches, outbuildings, chimneys, microwave antenna, exterior painting or new windows 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 the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with policies COR2 of the Core Strategy 2007, DM2 and DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure the development does not constitute harm to protected species and appropriate mitigation measures are in place.
- 5 To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with policies DM11 of Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the character and appearance of the building in accordance with DM2 and DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The barn proposed for conversion is considered to be of a substantial and permanent construction and makes a positive contribution to the rural character of the area. A suitable access to the building is already in place and the barn is capable of being converted without significant alterations or rebuilding. The proposed development will retain the original character of the building and there is not considered to be any acceptable visual or landscape harm arising given the site's relatively isolated location. There are no near neighbours who will be harmed by virtue of a loss of privacy or amenity. Having regard to all material considerations the application meets with the requirements of policies COR1 and COR2 of Core Strategy (Local Plan Part 1), DM2, DM8, and DM11 of Local Plan Part 3 (Development Management Policies). A financial contribution toward the provision and funding of Public Open Space in accordance with Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document has been provided. Planning permission is hereby granted subject to conditions.

Reasons

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

16/00177/FULL	Land at NGR 302464 105638 (Knightswood Farm) Cullompton Devon	Erection of an agricultural machinery building	PERMIT	DEL	18/04/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years.

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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 In the interests of the visual amenities of the area should the building no longer be required for agricultural purposes, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that the building would serve an established farm business and would serve the holding on which it is located. There are no residential properties nearby likely to be harmed by the development and the development is not considered to have any unacceptable adverse impact on the environment. The building would be isolated from other farm development but the location has been justified by the applicant. The proposal is considered to comply with the requirements of relevant Policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM22 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

16/00224/FULL	Rivington Barn Shobrooke Crediton Devon EX17 4AJ	Erection of a garden/storage shed with formation of adjoining hardstanding	PERMIT	DEL	18/04/2016
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Conditions

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

Reasons

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

Reasons

The proposal by reason of its scale, design and layout, respects the character and appearance of the local landscape and setting and causes no demonstrable harm to residential amenity in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) and with the aims and objectives of 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 a site visit on 29th February 2016. 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.

16/00240/FULL	Mid-Devon Fulfilling Lives 2 Bank Place Chambers Market Street Crediton Devon EX17 2AJ	Replacement of 5 existing first floor windows with UPVC double glazed units	PERMIT	DEL	18/04/2016
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Conditions

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

Reasons

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

Reasons

The application scheme is for the replacement of five existing first floor windows with uPVC double glazed units. The proposals are not considered to result in a material change in the appearance of the building and/or the contributions that it makes towards the character and/or appearance of this part of the Crediton Conservation Area. Overall the application scheme is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR15, (Local Plan Part 1) DM1, DM2 and DM27 (Local Plan Part 3) and Government advice in the National Planning Policy Framework.

Reasons

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

16/00248/FULL	The Trustees of M A P Pension Fund C R Ferris 2 Westward Business Centre Mill Street Crediton Devon EX17 1HB	Change of Use from industrial unit (Class B8) to Assembly and Leisure (Class D2), additional car parking, alterations to north elevation	PERCON	DEL	18/04/2016
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 3.Detailed drawings at an appropriate scale of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval and prior to the commencement of the new uses hereby approved. a)The proposed car parking layout. b)The treatment to boundary along the northern perimeter of the site. c)The proposed alterations to the northern elevation of the building to accommodate the new means of access into the building.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity, the character of the area and in order to provide a safe and acceptable means of access into the building.

Reasons

The proposal is for the change of use of a part of an existing industrial unit (Class B8) to Assembly and Leisure (Class D2) with additional car parking in Crediton and is supportable in policy terms. Given the nature of the change of use proposed which will generate employment opportunities and the extent of the floor space at the site that will remain available for traditional employment uses, the principal of the change of use is considered acceptable. A new area for vehicular parking is proposed within the site curtilage and a new pedestrian access into the site is proposed on the northern boundary. There is an existing zebra crossing across Mill Street which is considered acceptable in terms of managing safe pedestrian movement into the site. The scope of alterations to the building and to the general plot area are considered acceptable subject to approving the working details. In summary the Local Planning Authority is satisfied that the proposed scheme will not result in any harmful impacts on highway safety or the amenity of occupiers of nearby properties. Overall the proposal is considered to be acceptable in accordance with policy COR9 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM21 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

16/00272/FULL	Church View Uplowman Tiverton Devon EX16 7DR	Erection of a replacement porch	PERMIT	DEL	15/04/2016
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application scheme for the erection of an extension is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling. Given the scale of the proposal it is not considered that it would result in overdevelopment of the dwelling curtilage. Given the scale of the extension and it's siting away from any neighbouring properties, it is not considered that it would result in any significantly adverse amenity impacts. The proposed development is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

16/00278/FULL	Bark House Hotel Bampton Tiverton Devon EX16 9HZ	Removal of condition (b) of planning permission 83/01468/FULL relating to the annexe to allow for residential use	PERCON	DEL	15/04/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 4 Within one calendar month of the date on this decision notice, two parking spaces shall be provided in the area hatched red within the car park on the approved Land Ownership Map submitted with the application. These two parking spaces shall be permanently available for the sole use of the occupants of the property that is the subject of this application.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the development provides sufficient parking for residents in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies)

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The removal of planning condition (b) of planning permission 83/01468/FULL relating to the annexe to allow for residential use is justified on the basis the condition is no longer reasonable given the change in financial circumstances of the hotel and the absence of a need for on-site staff (other than the owners where separate accommodation is provided above the hotel). The proposal is not considered to result in any negative impacts on the future occupants of the cottage or hotel, nor on the wider area. The development is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8 and DM14 of the Local Plan Part 3 (Development Management Policies). Accordingly it is recommended that conditional planning permission be granted.

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.

16/00287/LBC	The Coach House White Horse Mews Fore Street Bampton Tiverton Devon EX16 9ND	Listed Building Consent for installation of replacement windows at first floor level	PERMIT	DEL	19/04/2016
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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.

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 proposed works are considered to be justified but will lead to less than substantial harm to the heritage asset due to the loss of historic fabric. However, that harm is unavoidable given the condition of the historic fabric and is therefore considered acceptable in these circumstances. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

16/00289/FULL	Parliament House Parliament Street Crediton Devon	Erection of 2 semi-detached dwellings	REFUSE	DEL	20/04/2016
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Reasons

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

- 1 The application scheme is for the erection of a new building to incorporate 2 new residential dwellings with accommodation over two stories at the rear of an existing apartment building set directly adjacent to the perimeter boundary wall. The proposals include no off street car parking, limited external amenity space and within a maximum of 3.0 metres separation distance between the adjacent properties. In the opinion of the Local Planning Authority, this new relationship would be detrimental to the living conditions of the future occupiers of the new units and the existing occupier of the adjacent dwellings, including 11 Deep Lane, given the separation distance and the introduction of new windows and doors directly adjacent to the existing windows of the adjacent apartments and roof window positioned on the outer roof pitch right on the site boundary. Overall the application scheme is considered to be a cramped form of development which does not respect the scale, character, setting and amenities of the existing site or its surroundings, and is therefore considered to be contrary to policies COR2 of the Mid Devon Core Strategy (LP1) and DM2, DM8 and DM14 of the Local Plan 3 (Development Management Policies).
- 2 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 (Local Plan Part 2), and Supplementary Planning Document: The provision and Funding of Open Space Through Development (May 2008).
- 3 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 (Local Plan Part 2), and Supplementary Planning Document on Air Quality and development (May 2008).

16/00298/FULL	37 Bampton Street Tiverton Devon EX16 6AH	Change of use of ground floor and basement from A1 (Retail) to D1 (Healthcare)	PERMIT	DEL	18/04/2016
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Conditions

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

Reasons

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

Reasons

The application scheme for the change of use of ground floor and basement from A1 (Retail) to D1 (Healthcare) at 37 Bampton Street, Tiverton is considered to be acceptable. The design of the listed building will not be altered from its original character or surroundings through the proposed change of use. The location of the site in relation to the Tiverton Primary Shopping Area is marginal and as such the proposed change of use from retail to healthcare is considered to be acceptable. The site does not benefit from private parking but the site is in a central town location and is within walking distance of public car parking and public transport links. Overall the application scheme is considered to comply with the following Policies: COR1, COR2, COR6 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM16 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/00299/HOUSE	Highfield House Lapford Crediton Devon EX17 6PX	Siting of a domestic fuel storage tank	PERMIT	DEL	21/04/2016
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Conditions

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

Reasons

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

Reasons

The proposal is considered to be acceptable. The proposed relocation of the domestic fuel storage tank by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings, and will not result in harm to the character or appearance of the listed building or its setting. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Strategy (Local Plan Part 1), Policies DM1, DM2, and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

16/00300/HOUSE	Arlington House Ash Court Crediton Devon EX17 2JZ	Erection of two-storey extension and balcony (Revised scheme)	PERMIT	DEL	18/04/2016
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The application is for the erection of a two-storey extension and balcony, and a small single storey extension at the rear, both aspects are considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR15 and Local Plan part 3 (Development Management Policies) policies DM1, DM2 and DM13 and 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, discussions and a pre application advice and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00303/HOUSE	4 Coldharbour Uffculme Cullompton Devon EX15 3EE	Erection of extension to include installation of flue	PERMIT	DEL	22/04/2016
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The extension hereby approved shall be used as ancillary living accommodation to the existing dwelling (currently known as 4 Coldharbour), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application has been submitted and determined on the basis of an extension of the main dwelling and not as a separate dwelling house or for commercial purposes.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application scheme for the erection of extension to include installation of flue at 4 Coldharbour, Uffculme is considered to be acceptable. The proposal would not result in over development of the curtilage and is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extension is not considered to result in less than substantial harm to the character and appearance of the listed property and its setting, which is outweighed by the improvements to the living conditions of the occupants and the general upkeep of the property. The proposal is therefore considered to comply with the following policies; COR2 and COR17 of the Mid Devon Core Strategy, DM1, DM2, DM13 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 manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/00304/LBC	4 Coldharbour Uffculme Cullompton Devon EX15 3EE	Listed Building Consent for erection of extension to include installation of flue	PERMIT	DEL	22/04/2016
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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 The proposed roof lights shall be set flush with the plane of the roof and maintained as such.
- 4 The rendered external finishes of the development hereby permitted shall match in colour that of the existing building and be so retained.
- 5 The roof covering of the development hereby permitted shall be of natural slate. A sample and details of the type and size of natural slate shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the extension. Such approved slate shall be so used and retained.
- 6 The vertical timber weatherboard cladding hereby permitted shall be untreated and maintained as such. No other finishes shall be used unless these have been previously submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the conservation of the appearance of the listed building in accordance with DM27 of the Local Plan part 3 (Development Management Policies).
- 4 To ensure the use of material finishes appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with DM27 of the Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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5 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 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 in accordance with DM27 of the Local Plan part 3 (Development Management Policies).

Reasons

The proposal for the erection of extension to include installation of flue at 4 Coldharbour, Uffculme will not result in significant harm to the character or appearance of the listed building. On this basis the proposal is considered to be acceptable in accordance with Local Plan part 3 (Development Management Policies) DM27, and the National Planning Policy Framework.

16/00307/HOUSE	14 Creedy Road Crediton Devon EX17 1EW	Erection of replacement conservatory	PERMIT	DEL	18/04/2016
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Conditions

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

Reasons

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

Reasons

The application scheme for the erection of a replacement conservatory is considered to be supportable in policy terms. The proposed conservatory is considered to respect the character, scale, setting and design of the existing dwelling. Given the scale of the proposed conservatory it is not considered that it would result in over-development of the dwelling curtilage or have any significant adverse impacts on the amenity of occupiers of the neighbouring properties. Overall the proposed development is considered to be in accordance with with the following Policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

16/00309/HOUSE	Bugford Mill Lapford Crediton Devon EX17 6AA	Erection of single storey rear extension	PERMIT	DEL	19/04/2016
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Conditions

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

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

Reasons

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

Reasons

The application for the erection of single storey rear extension is considered to be supportable in policy terms. The extension proposes a reasonable increase in floor space however, being single storey and at the rear it is not considered that it would dominate the appearance of the existing property. The design proposes a modern addition to the property which will provide a clear distinction between the existing property and the new accommodation however it is considered that the proposal would respect the overall character and setting of the property. The extension provides a reasonable increase in floor space, however the property has a large curtilage and it is not considered that the proposal would result in overdevelopment of the curtilage. Given the siting of the dwelling in relation to nearby properties, it is not considered that the proposal would have any significant adverse impacts on the amenity of occupants of neighbouring dwellings. On this basis it is considered that the proposal is compliant with the following policies: Local Plan part 1 (Core Strategies) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

16/00313/HOUSE	Bridge House 19 Oakfields Tiverton Devon EX16 6XE	Creation of dropped kerb for new vehicle access and driveway following removal of existing boundary wall	REFUSE	DEL	20/04/2016
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Reasons

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

Reasons

- 1 The demolition of part of the boundary wall would harm the character and appearance of the area and cause harm to a proposed local heritage asset which is not outweighed by public benefits. The proposal is considered to be contrary to DM2 and DM27 of the Local Plan Part 3: Development Management Policies.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00316/FULL	Timewell House Morebath Tiverton Devon EX16 9BY	Retention of an agricultural shed	PERMIT	DEL	21/04/2016

Conditions

- 1 The lawful commencement date of this development is considered to be the 3rd March 2016, the date on which the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Within 3 months of the date of this decision, a landscaping scheme, including details of any changes proposed in existing ground levels shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the date of this decision, and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

Reasons

- 1 For avoidance of doubt to establish a lawful commencement date for the development in order for the Local Planning Authority to monitor the development.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to protect and improve the setting of and approach to the listed building and to ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposed works are considered to be acceptable and the proposal is therefore in accordance with the Mid Devon Local Plan Part 3 Policies DM1, DM2, DM22 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 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.
