

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00828/FULL	National Westminster Bank Plc 133 High Street Crediton Devon EX17 3DT	Implementation of DDA compliant internal entrance ramp and works to existing entrance	PERMIT	DEL	18/01/2017

Conditions

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

Reasons

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

Reasons

The application scheme for the proposed works which will improve means of access to the building is supportable in policy terms. It is not considered that the proposal would harm the character, appearance or setting of the listed building or the contribution the building makes towards the character and appearance of the Crediton Conservation Area and/or the street scene generally. Overall the application scheme is considered to be in accordance with the following Policies: COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and advice in the National Planning Policy

Reasons

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

16/00829/LBC	National Westminster Bank Plc 133 High Street Crediton Devon EX17 3DT	Listed Building Consent for the implementation of DDA compliant internal entrance ramp and works to existing entrance	PERMIT	DEL	18/01/2017
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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.

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3 The replacement frame to house the existing rehung door shall be constructed with the same dimensions and mouldings as the existing door frame and shall be painted.

Reasons

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

Reasons

The proposed works are considered to be supportable in policy terms as the works are not considered to harm the character, appearance and setting of the listed building. In addition the proposal would not result in the loss of any significant historic fabric. Overall the proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

16/01370/FULL	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.
- 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).

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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.

16/01499/FULL	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.
- 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.

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

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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.

16/01500/LBC	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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01532/TPO	6 Greenwood Willand Cullompton Devon EX15 2SY	Application to raise crown, remove branches and reduce crown by 1.5m protected by Tree Preservation Order 02/00005/TPO	PERMIT	DEL	18/01/2017

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 raise by removing 4 small lowest primary branches b) reduce the crown of the tree over the garden by 1.5m

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 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 proposed pruning may serve to reduce some of the shading in the garden and will have little effect on the health and amenity of the tree. As such Mid Devon District Council Tree officer has no objection to the proposed pruning work.

16/01590/PNCOU	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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01616/FULL	Land Rear of 65 Tidcombe Lane Tiverton Devon EX16 4EQ	Erection of a dwelling (Revised scheme)	PERCON	DEL	16/01/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until details/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 The surface water drainage of the site to be designed as to prevent the discharge of surface water onto any highway.
- 5 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 and E of Part 1, Schedule 2, relating to the enlargement, improvement or any other alteration to the property including its roof, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.
- 6 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.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building and boundary treatments in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM14.
- 4 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with DM2 (d) of the Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the national Planning Policy Framework.
- 5 To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and amenity space are maintained for the proposed dwelling in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the residential amenity of neighbouring residents in accordance with Local Plan Part 3: (Development Management Policies) DM2.

Reasons

The proposed scheme is acceptable. The site is within the defined settlement limit of Tiverton. The proposed development will be at a density compatible with its surroundings and will reasonably complement the appearance of the street scene. Adequate on-site parking with access can be provided to serve the proposal. There is sufficient distance between the proposed dwelling and the neighbouring properties so as not to adversely affect the living conditions of the occupiers of those dwellings. The proposal is therefore in accordance with Policies COR2, and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), together with Policies DM1, DM2, DM3, and DM8 of the Local Plan Part 3 (Development Management Policies).

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 pre-application discussions, engagement with individuals, Councillor briefing 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.

16/01676/FULL	Land at NGR 296078 102191 (Adjacent Waterleat House) Silverton Devon	Erection of a mixed use building and creation of new access and track	PERMIT	DEL	17/01/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall take place until the implementation of a programme of archaeological work in relation to the site has been secured in accordance with a written scheme of investigation which shall have 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 removal of hedgerow, trees or shrubs required to provide the access shall take place between 1st March and 31st August (inclusive) in any year unless written confirmation from a competent ecologist has been submitted to and approved in writing by the Local Planning Authority that no birds will be harmed and/or there are appropriate measures in place to protect nesting birds on the site.
- 5 The access shall not be brought into use until visibility splays have been provided, laid out and maintained for that purpose at the site access where the visibility splays provide inter-visibility between any points on the X and Y axes at a height of 0.60 metres above the adjacent carriageway level, where X is the point at the centre of the access measured 2.4 metres back from the nearer edge of the carriageway of the public highway, and Y is the points along the nearer edge of the carriageway of the public highway 14 metres in a northerly direction and 25 metres in the other direction. Once provided, such visibility splays shall be permanently so retained.
- 6 The access shall not be brought into use until the access road has been hardened and surfaced for a distance of not less than 6 metres back from its junction with the public highway and drained so that no surface water drains onto the public highway, and shall thereafter be so retained, drained and maintained.
- 7 The building hereby permitted shall be used for the parking of agricultural vehicles and the storage of agricultural machinery and agricultural items, and for the parking of domestic vehicles and the storage of domestic items in connection with the use of the adjacent dwelling known as Waterleat House, only and shall not be used for any other purpose.

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 paragraph 141 of the National Planning Policy Framework and policy DM27 of the Mid Devon Local Plan Part 3 Development Management Policies.
- 4 To minimise any impact on protected species in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		To provide adequate visibility from and of emerging vehicles in the interests of highway safety in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
6		To prevent mud and other debris being carried onto the public highway and to prevent damage to the public highway in the interests of highway safety in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
7		The building has been justified for a mix of agricultural uses and domestic uses in connection with the adjacent dwelling. Whilst agricultural uses are acceptable in this location, other general storage uses not in connection with the adjacent dwelling would not be acceptable, due to the restricted nature of the road junction and to protect the rural character of the area, in accordance with policies COR2 and COR9 of the Mid Devon Core Strategy (LP1) and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

Although the proposed design is considered to introduce a building with an overtly domestic character into the agricultural landscape which detracts from the rural character of the site, the restricted use of the building, proximity of the building to Waterleat House, simplified design and improvements to road safety weigh in favour of the proposal. On balance and subject to conditions relating to the provision of the access, archaeology and ecology and a restriction to the use of the building, the proposal is considered to be acceptable and in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM22 and DM27 of the Local Plan 3 Development Management Policies.

Reasons

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

16/01712/LBC	3 The Weeches Washfield Tiverton Devon EX16 9RA	Listed Building Consent for the installation of 6 replacement windows and 1 replacement door	REFUSE	DEL	16/01/2017
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Reasons

- The proposed works are considered to be lacking in appropriate supporting justification and heritage assessment and will lead to less than substantial harm to the listed building that is not outweighed by any public benefit. The windows are poorly detailed and not to a design typical of local vernacular buildings of this age and locality. They are therefore considered to be unacceptable as they fail to preserve the special interest of the listed building. The proposal is therefore not in accordance with the Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be refused consent.

16/01723/HOUSE	The Wharf House Holcombe Rogus Devon TA21 0NB	Retention of a garden living room and decking	REFUSE	DEL	17/01/2017
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Reasons

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

- 1 In the opinion of the Local Planning Authority, the design and appearance of the garden room and decking is not considered to be appropriate for its location within the Grand Western Canal Conservation Area. The development is prominent within the rural area and can be clearly seen from public vantage points from within the Conservation Area. The design and appearance of the development is suburban in appearance and is considered to be inappropriate within the rural location. The development is considered to negatively affect and detract from the rural character and appearance and the setting of the Conservation Area and as such is considered to be contrary to policies DM2, DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and paragraphs 128 and 131 of the National Planning Policy Framework.
- 2 In the opinion of the Local Planning Authority, the development is considered to be located outside of the dwelling curtilage. Development located outside of the dwelling curtilage is strictly controlled by policy COR18 of the Mid Devon Local Plan Part 1 (Core Strategy) and policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

16/01766/CLU	Pollington Decorators Ltd 15A High Street Cullompton Devon EX15 1AB	Certificate of lawfulness for the existing use of commercial unit for A1 purposes	PERMIT	DEL	16/01/2017
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Conditions

- 1 The lawfully permitted use of the unit is for an A1 use as per planning permission reference 04/01977/FULL.

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
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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 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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).			
16/01789/CLU	The Annexe Polford Cottage Cheriton Bishop Exeter EX6 6JG	Certificate of lawfulness for the existing use of annexe as a separate dwelling in breach of condition (4) of planning permission 02/02248/FULL	REFUSE	DEL	20/01/2017

Reasons

- 1 In the opinion of the Local Planning Authority, from the evidence submitted in support of this application, on the balance of probability the annex at Polford Cottage has not been occupied as a separate dwelling in breach of condition (4) of planning permission 02/02248/FULL for a continuous period of four years.

16/01793/FULL	Land at NGR 303020 109313(Digger Lakes) Willand Devon	Change of use of land for the erection of a shower/toilet facility	PERMIT	DEL	19/01/2017
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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 change of use of land for the erection of a shower/ toilet facility at Land at NGR 303020 109313 (Digger Lakes) Willand is considered to be acceptable in policy terms. The proposed facilities are considered to be of an appropriate scale and are considered to be respectful of the character and appearance of the rural location. Overall the proposal is considered to be in accordance with Policies COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM24 of the Mid Devon Development Management Policies (Local Plan Part 3) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01798/FULL	Land and Buildings at NGR 275322 107819 (Cottage Gardens) Lapford Devon	Change of use of land to domestic garden, erection of an extension and creation of new access	PERMIT	DEL	16/01/2017

Conditions

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

Reasons

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

Reasons

The application for the change of use of land to domestic garden, erection of an extension and creation of new access is considered to be supportable in policy terms. The proposed extension is of modest scale and will not detract from the character or appearance of the building and would not harm the amenity of any neighbouring properties. The proposed new access arrangements are considered to be acceptable and would not harm the character or appearance of the area or result in any unacceptable highway safety concerns. The change of use of the land is not considered to harm the character or appearance of the area or impact on the amenity of any neighbouring properties. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1 and DM2 of the Local Plan part 3 (Development Management Policies) and government 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.

16/01805/HOUSE	Old Rectory Clayhanger Tiverton Devon EX16 7NY	Conversion of existing out-shut, erection of replacement conservatory, reinstatement of southern verandah, and internal/external alterations and repairs	PERCON	DEL	16/01/2017
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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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- 3 Prior to its construction, details of the design, materials and finishes of the proposed verandah shall be submitted to and approved in writing by the Local Planning Authority. The proposed verandah shall be installed in strict accordance with the approved details and so retained.
- 4 Prior to the surfacing of the rear courtyard details and samples of paving or other surfacing shall be submitted to and approved in writing by the Local Planning Authority. The courtyard shall be resurfaced using the proposed materials and 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 and detailing appropriate to the character and appearance of the building in accordance with Policies DM13 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure materials appropriate to the setting of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed works to The Old Rectory are considered to be well considered and well designed. The will benefit the character, appearance and setting of the building which is a heritage asset. The proposals are therefore acceptable and in accordance with Policies DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 128 and 131 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 pre-application discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/01806/LBC	Old Rectory Clayhanger Tiverton Devon EX16 7NY	Listed Building Consent for the conversion of existing out-shut, erection of replacement conservatory, reinstatement of southern verandah, and internal/external alterations and repairs	PERCON	DEL	16/01/2017
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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 its construction, details of the design, materials and finishes of the proposed verandah shall be submitted to and approved in writing by the Local Planning Authority. The proposed verandah shall be installed in strict accordance with the approved details and so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 Prior to their installation, details of all replacement fireplaces and hearths shall be submitted to and approved in writing by the Local Planning Authority. The approved fireplaces and hearths shall be installed in strict accordance with the approved details and so retained.
- 5 Prior to the surfacing of the rear courtyard, details and samples of paving or other surfacing shall be submitted to and approved in writing by the Local Planning Authority. The courtyard shall be resurfaced using the approved materials and so retained.
- 6 Prior to the creation, details of the proposed new bathroom and WC on the second floor including new pipework, soil vent pipes and any means of ventilation including extractor fans shall be submitted to and approved in writing by the Local Planning Authority.
- 7 Prior to their installation, full details including scale drawings, cross sections, mouldings, profiles and finishes of all new and replacement doors and windows shall be submitted to and approved in writing by the Local Planning Authority. Installation of all new and replacement windows and doors shall be carried out strictly in accordance with the approved details and be so retained.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of this elevation of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the character of the affected rooms in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the setting of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of materials and detailing to the character and appearance of the building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure the use of materials, detailing and finishes appropriate to the character and appearance of the building.

Reasons

The proposed works to The Old Rectory, Clayhanger are considered to be beneficial to the fabric of the building as well as to its character and appearance. The works will cause less than substantial harm to the building and this marginal harm arising from the loss of a limited amount of historic fabric is offset by the public benefit of restoring the character, appearance and architectural significance of the building. The works will also be beneficial in incorporating improved energy efficiency measures. The scheme is considered to be acceptable and therefore in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 132 and 134 of the National Planning Policy Framework.

16/01809/HOUSE	37 Aubyns Wood Rise Tiverton Devon EX16 5DG	Retention of a conservatory	PERMIT	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.

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 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.

16/01819/FULL	Clarence and Bean Limited Unit 12 Brooklands Howden Road Tiverton Devon EX16 5HW	Erection of single storey extension to existing building	PERMIT	DEL	17/01/2017
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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

With significant weight placed on the need to support economic growth, together with the requirement for high quality design and parking, it has been concluded that the proposed extension is sufficiently justified to support the businesses strategic growth and expansion and is well designed to be inkeeping with the existing warehouse building and others in the immediate area. It is not considered that the visual amenity of the locality would not be harmed as a result of the proposal. Having regard to all material considerations the application is in accordance with the requirements of policies COR4, COR12 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2 and DM8 of the Mid Devon Development Management Policies (Local Plan Part 3) and 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.

16/01834/LBC	Higher South Coombe Templeton Tiverton Devon EX16 8BR	Listed Building Consent for repairs and alterations to existing ancillary accommodation	PERMIT	DEL	17/01/2017
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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 insertion, details of the new windows and doors hereby approved (including sections, mouldings, profiles and finishes) shall be submitted to the local planning authority and approved in writing. The new window and doors installed shall be in accordance with the approved details and thereafter retained.
- 4 Any replacement corrugated roof sheets shall match the round profile of the existing round profile corrugated sheeting.
- 5 Prior to their installation, details of any rainwater goods shall be submitted to the local planning authority and approved in writing. The rainwater goods installed shall be in accordance with the approved details and permanently retained thereafter.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a design and appearance appropriate to the special character and interest of the listed building in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure a design and appearance appropriate to the special character and interest of the listed building in accordance with policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure a design and appearance appropriate to the special character and interest of the listed building in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01837/HOUSE	6 Rogers Close Tiverton Devon EX16 6UW	Retention of single storey rear extension	PERMIT	DEL	18/01/2017

Conditions

- 1 The commencement of this development is taken to be 1st December 2016, the date this application was validated.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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 a single storey extension to the rear of the property in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM8 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.

16/01854/HOUSE	Mead View Lower Town Halberton Tiverton Devon EX16 7AU	Erection of single storey extension	PERMIT	DEL	20/01/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application scheme for the erection of a single storey extension is considered to be supportable in principle. The scale, design and material palette of the extension is considered to be acceptable and would not harm the character and appearance of the Conservation Area. Given the siting of the building in relation to nearby properties, it is not considered that there would be any significant adverse impacts on the amenity of neighbouring properties as a result of the proposed structure. On this basis the proposal is considered to comply with the following policies; COR17 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2, DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

16/01884/ADVERT	Co -Operative Group Limited 135 High Street Crediton Devon EX17 3DU	Advertisement Consent to display 1 internally illuminated fascia sign, 1 internally illuminated hanging sign, and 3 non-illuminated wall-mounted panels	PERMIT	DEL	20/01/2017
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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.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

Subject to the imposed conditions, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality or the conservation area within which the site lies. The proposal is in accordance with Government guidance in the National Planning Policy Framework.