

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01675/LBC	Grattans Cottage Bow Crediton Devon EX17 6JP	Listed Building Consent to repair lean-to roof and to install 5 replacement windows	PERMIT	DEL	25/01/2017

Conditions

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

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.

Reasons

The proposed works are considered to be supportable in policy terms as the works are not considered to harm the setting of the listed house or the appearance of the application building which is curtilage listed. The proposal would not result in the loss of any building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

16/01761/FULL	Bussell Plant Agric Contractors Upcott Lane Nicholashayne Devon TA21 9QL	Erection of 2.5m high fence in place of existing trees	PERMIT	DEL	23/01/2017
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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 erection of 2.5m high palisade fencing to replace existing conifer trees by virtue of its scale, design and location is not considered to harm the privacy or amenity of adjacent properties, or its surroundings. As such the proposal is considered to comply with Policy DM2, of the Mid Devon Local Plan Part 3 (Development Management Policies), Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) 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.

16/01786/FULL	Velthams Morebath Tiverton Devon EX16 9AL	Change of use of land to form vehicular access and drive	PERCON	DEL	23/01/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The access shall not be brought into use until visibility splays have been provided in accordance with drawing number 16:25:01 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 45 metres in both directions. Once provided, such visibility splays shall be permanently so retained.
- 4 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.
- 5 Within the first planting season of the access first being brought into use, replacement hedge/tree planting shall be provided to the rear of the visibility splays and along the eastern boundary of the site, in accordance with a landscaping scheme that shall have been previously submitted to and approved in writing by the Local Planning Authority. Within a period of five years from the planting being provided, any plants which 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 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 in the interests of highway safety in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 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 Local Plan Part 3 (Development Management Policies).
- 5 To protect the rural character of the area in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The proposal is considered to be acceptable in that the new access onto the B3190 is considered to provide adequate visibility to provide a safe access. Subject to additional planting behind the visibility splays and along the eastern boundary, the development is not considered to harm the rural character of the area. The development is considered to be in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

16/01789/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
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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.

16/01823/HOUSE	Lower Swineham Farm Oakford South Molton Devon EX36 4SB	Erection of two-storey rear extension following removal of single storey extension	PERMIT	DEL	24/01/2017
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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 extension by virtue of its overall 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. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

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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 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.

16/01844/FULL	Barns at NGR 291423 107880 (Opera House) Cadeleigh Devon	Variation of condition 2 of planning permission 15/01859/FULL to allow the substitution of previously approved plans	PERCON	DEL	24/01/2017
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Conditions

- 1 The development hereby permitted shall be begun on or before 2nd February 2019.
- 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 of surface water drainage provision have been submitted to and approved in writing by the Local Planning Authority. Surface water drainage shall be designed and implemented to prevent the discharge of surface water onto the highway or onto the neighbouring property called Trewmans Farm.
- 4 Prior to their use on the building, details of the render and slate to be used on the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be used and retained.
- 5 The windows hereby approved shall be recessed into the walls in accordance with the approved plans. These works shall be carried out in accordance with the approved details and be so retained.
- 6 Prior to their installation on the building, details of the proposed rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods installed shall be in accordance with the approved details and shall be so retained.
- 7 Prior to the first occupation of the building the two parking spaces to the north of the building shall be provided in accordance with the approved plans. Once provided these parking spaces shall be retained for the parking of vehicles.
- 8 The development shall be carried out in accordance with the recommendations made in the Ecological Appraisal prepared by David F Wills and received 19th November 2015.
- 9 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, F and G of Part 1, or Classes A and B of Part 2 of Schedule 2, relating to extension, additions to roof, porch, swimming pool, containers, hard surfaces, gates and accesses shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 A Section 73 application cannot extend the time limit for implementation of a planning permission.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building and the character and appearance of the conservation area in accordance with Policies DM2, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies).			
5		To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policies DM2, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies).			
6		To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policies DM2, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies).			
7		In the interests of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with the National Planning Policy Framework.			
8		To ensure that nesting birds are protected during development in accordance with the Wildlife and Countryside Act 1981 and Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
9		To safeguard the visual amenities of the area and character and appearance of the building and character and appearance of the Conservation Area in accordance with Policies DM2, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed alterations over and above what has been granted planning permission are not considered to have an adverse impact on the special interest of the setting of the Grade I listed church or the Conservation Area and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy 2007, National Planning Policy Framework paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies). The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of the barn into a dwelling is considered acceptable in principle. This current application proposal has been designed in a positive manner, and the scope of the proposals in terms of the overall design and magnitude of changes to the building over and above what already has the benefit of planning permission is considered to satisfactorily address the relevant development policy considerations. The overall design, massing and appearance of the building as it is to be converted is considered to be an appropriate design response in terms of balancing the character of the building and the need to upgrade it for habitable accommodation. Overall the works to the building are considered to respect the character and integrity of the building and the surrounding environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area subject to adopting the mitigation measures as recommended. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide a contribution towards public open space. On this basis the proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11, DM14, and DM27 of the Local Plan Part 3 (Development Management Policies), Policies COR1, COR2 and COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should be not be granted in accordance to the development plan. Recommend that planning permission is 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01854/HOUSE	Mead View Lower Town Halberton Tiverton Devon EX16 7AU	Erection of single storey extension	PERMIT	DEL	20/01/2017

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 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.

16/01859/FULL	St Marys Church Bridge Street Uffculme Devon	Installation of telecommunications equipment comprising 4 antennas located behind replica louvres, internal cabinets within the church tower, external meter pillar painted to match church stone, and ancillary development	PERMIT	DEL	23/01/2017
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposed works to the church to install telecommunications equipment, to include an external meter pillar painted to match the church stone on the south east elevation of the church is considered to be acceptable and will retain the character and setting of the conservation area. As such, the proposal is considered to be in accordance with Policies COR1 of the Mid Devon Core Strategy (Local Plan Part 1), DM1 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

16/01860/FULL	29 High Street Cullompton Devon EX15 1AB	Installation of 3 replacement windows at first floor level	PERMIT	DEL	26/01/2017
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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 replacement windows are of satisfactory design and finish, similar in appearance to the existing windows but with benefits to both sound insulation and the thermal efficiency of the building. These benefits can be set against the less than substantial harm to the character and appearance of the conservation area. Therefore, the proposal is in accordance with Policies COR2 of the Core Strategy (Local Plan Part 1, DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and paragraph 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 advice. 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
16/01861/HOUSE	15 Camellia Close Tiverton Devon EX16 6TZ	Erection of single storey rear extension and two storey side extension	PERMIT	DEL	24/01/2017

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 proposed single storey rear extension and two storey side extension, in terms of their scale, design and position are not considered to dominate the host dwelling and are considered to be supportable in policy terms. The extensions are considered to adequately 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 discussions and 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.

16/01872/FULL	Land and Buildings at NGR 302985 106462 Upton Farm Upton Cullompton Devon	Change of use of stable and erection of single storey extension and link building in association with existing Class D2 use	PERMIT	DEL	23/01/2017
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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.

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- 3 The use of the building hereby permitted shall be used solely for "invitation only" events/functions within Class D2 of the Town and Country Planning (Use Classes) Order 1987 as amended, or in any Statutory Instrument revoking and re-enacting that Order with or without modification. The definition of an event/function for these purposes is where a formal agreement of a commercial event has been entered into to hold a function for in excess of 25 guests/visitors on any part of the application site. A register of events/functions shall be kept including dates, contact details of the organiser of the event and guest numbers and shall be made available for inspection by the Local Planning Authority at all reasonable times.
- 4 The use of the building hereby permitted shall be ancillary to the D2 wedding/events business carried on at Upton Barns only and shall not be sold, let or otherwise used separately from that business.

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 order for the Local Planning Authority to retain control of the development in the interest of ensuring that the level of traffic generated from the development is kept to safe and acceptable levels considering the nature of the approach roads to the site in compliance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 In the interest of ensuring that the level of traffic generated from the development is kept to safe and acceptable levels considering the nature of the approach roads to the site in compliance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in terms of provision of additional function space, offices etc, for an existing business, and the proposal is also acceptable from a visual impact perspective and it will not have a negative impact on protected species. The additional function space is to be used solely in connection with the existing business to allow flexibility and ease of set up of weddings and is therefore not considered to materially increase traffic generation. As such, the existing access and parking provision is considered to be satisfactory. No issues have been raised with regard to noise and it is not considered that the development would lead to any material loss of privacy or amenity for neighbouring residents. The development is considered to be in accordance with Policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8 and DM24 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. 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.

16/01879/HOUSE	Quarryfield Langford Road Langford Newton St Cyres Exeter EX5 5AG	Erection of single storey rear extension	PERMIT	DEL	23/01/2017
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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.

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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 scheme for the erection of single storey rear extension is considered to be supportable in policy terms. The scale is considered to be subservient to the main dwelling and overall it is considered that the proposed extension respects the existing dwelling and will be in keeping with the character and appearance of the host property. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the scheme 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, 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.

16/01880/FULL	Greenacres Cheriton Bishop Exeter Devon EX6 6HW	Erection of extension to an existing agricultural building	PERMIT	DEL	26/01/2017
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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 To allow sufficient time for the [agricultural] enterprise to become established in accordance with guidance in Planning Policy Statement No. , Annex A.

Reasons

The application for the erection of an extension to an existing agricultural building at Greenacres, Cheriton Bishop is considered to be supportable in policy terms. The proposed extension is required to provide space to store the applicant's machinery, as well as additional room for bedding and feed associated with the geese and chicken rearing enterprise. The building is considered to be reasonably necessary to support the agricultural activity on the holding. It is not considered that the proposed extension would harm the character or appearance of the area or the amenity of nearby occupiers. It is not considered that there are any significant environmental or highway impacts arising from the proposal. Overall it is considered that the proposal is compliant with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government advice in 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 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

- 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

- 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.

16/01886/HOUSE	Lower Hollacombe Hollacombe Crediton Devon EX17 5BW	Erection of single storey extension	PERMIT	DEL	23/01/2017
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Conditions

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

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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 safeguard the character and appearance of the site which is the open countryside in accordance with Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and COR18.

Reasons

The application scheme for the erection of single storey extension to an existing dwelling is considered to be supportable in policy terms. Although the extension appears quite long, being single storey it is still considered to be subservient to the main dwelling. The design and materials are considered to be in keeping with the existing dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the scheme 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, 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.

16/01918/HOUSE	The Old Mill Barn Copplestone Crediton Devon EX17 5NX	Erection of extension	PERMIT	DEL	24/01/2017
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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 extension, in terms of its scale, design and position at the front of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The conservatory 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 properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR18, Local Plan Part 3 (Development Management Policies) DM2 and DM13 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.

17/00134/FULL	Wiltown Mobile Home Clayhidon Cullompton Devon EX15 3TR	Appeal against enforcement notice 15/00075/NBRE for change of use of land to include stationing of caravan for residential occupation to cease when appellant no longer occupies the premises - APPEAL ALLOWED WITH CONDITIONS	ALLAPP		20/01/2017
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Conditions

- 1 When the premises cease to be occupied by Mrs Gail Board the use hereby permitted shall cease and all materials and equipment brought on to the premises in connection with the use, including the caravan, associated hardstandings and on-site foul drainage disposal facilities shall be removed.
- 2 This permission shall permit the siting of a residential caravan according with the definition of a caravan as set out in the Caravan Sites and Control of Development Act 1960 and the Caravans Site Act 1968 and the Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006.
- 3 The caravan on the site at the date of this decision shall only be replaced by one of the same dimensions and only after prior approval in writing by the Local Planning Authority.
- 4 The site access to the C261 shall be maintained with a visibility splay of 43m measured 2.4m back from the edge of carriageway at the access to a point on the nearside carriageway edge to the east with all land and vegetation enclosed within the splay being reduced to a height not exceeding 600mm above the adjacent carriageway level. This visibility splay shall be maintained for that purpose at all times.