

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01625/LBC	2 Browns Cottages Stockleigh Pomeroy Crediton Devon EX17 4AU	Listed Building Consent to remove external render and replace with ecoCork lime render; glasscrete floor system, open partially bricked up window and plastering of kitchen; and remove rear porch	PERCON	DEL	02/02/2017

## 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 If, after opening up works are carried out, the window that is currently partially blocked requires replacement, full details of the proposed replacement window including sections, mouldings, profiles, finish and materials shall be submitted to the local planning authority and approved in writing. The agreed window shall be inserted and thereafter 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 In order to ensure that the design details are appropriate to the listed building and retain its special architectural and historic interest policy DM27 of 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.

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16/01767/LBC	1 Millway Bradninch Exeter Devon EX5 4NL	Listed Building Consent for the installation of two replacement windows	PERMIT	DEL	31/01/2017
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## Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- The two windows hereby approved shall be eight over eight vertically sliding sashes with no horns in box frames, single glazed, with lamb's tongue structural glazing bars, puttied not beaded, with a painted finish.

**Reasons**

- 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.
- For the avoidance of doubt and in the interests of proper planning.
- To ensure an appropriate design and appearance in order to protect the special interest of the listed building.

**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.

<b>16/01773/MARM</b>	Land at NGR 305036 113872 (Junction 27) Sampford Peverell Devon	Reserved Matters for the erection of mixed use facilities building with associated parking and highway works following Outline approval 13/00947/MOUT	PERCON	COMM	02/02/2017
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**Conditions**

- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- The details required by condition 6 of planning permission reference 13/00947/MOUT (or any subsequent planning permission granted pursuant to S73 of the Town and Country Planning Act 1990) relating to details of a Sustainable Urban Drainage System shall follow the principles set out on drawing number 002, Proposed Drainage, dated 25/10/12016, except in relation to where that drawing annotates the use of impermeable paving throughout the development.
- Other than for the provision of hoarding, ground investigation works and the construction of not more than 10 metres of foundations, no part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site. The temporary surface water drainage management system shall be implemented in accordance with the approved details for the duration of the construction period.
- The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
- Other than for the provision of hoarding, ground investigation works and the construction of not more than 10 metres of foundation no part of the development hereby approved shall be commenced until: A) The access road and junction onto the A38 have been laid out, kerbed, drained and constructed up to base course level for the first 20.00 metres back from its junction with the public highway B) The ironwork has been set to base course level and the visibility splays required by this permission laid out C) The footway on the public highway frontage required by this permission has been constructed up to base course level.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 6 Prior to their installation on site, details of the internal lighting scheme for the mixed use facilities building together with any external lighting scheme for the development shall be submitted to and approved in writing by the Local Planning Authority.

**Reasons**

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems in accordance with policies COR11 of Mid Devon Core Strategy (Local Plan Part 1) and DM2 of Local Plan Part 3 (Development Management Policies).
- 3 To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area in accordance with policies COR11 of Mid Devon Core Strategy (Local Plan Part 1) and DM2 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure that adequate information is available for the proper consideration of the detailed highway proposals in order for the delivery of suitable highway facilities in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 6 To protect the amenity of the locality from inappropriate levels of light pollution in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

Taking into account all material considerations the development proposed will deliver an extension to the existing roadside service area (RSA) at an appropriate scale and layout, compliant with the scope of the outline planning permission. The development includes the provision of significant additional landscaping and tree planting and whilst the main amenity building proposed is large and of an overtly modern design it is not considered to demonstrably detract from the character and appearance of the locality, having regard to the presence of an implemented planning permission for a modern office building on the opposite side of the A38. Subject to the imposition of additional conditions, the development will provide suitable access arrangements and internal roads and will include the provision of a sustainable urban drainage scheme to dispose of surface water run-off. The development will not cause harm to the privacy, amenity or living conditions of any neighbouring property. The application meets with the requirements of Mid Devon Core Strategy (Local Plan Part 1) policies COR1, COR2, COR4, COR9, COR10, COR11 and COR18, Local Plan Part 3 (Development Management Policies) policies DM2, DM3, DM4, DM6, DM8, DM20 and DM28, Devon County Council Waste Plan policy W4 and the National Planning Policy Framework.

**Reasons**

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

<b>16/01785/FULL</b>	Land at NGR 285269 104995(Land off Preston Lane) East Village Devon	Change of use from agricultural to tourism, siting of 2 shepherd huts and associated works	PERMIT	DEL	30/01/2017
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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 (i) the shepherd huts shall be occupied for holiday purposes only. (ii) the shepherd huts shall not be occupied as a person's sole or main place of residence. (iii) the owners/operators shall maintain an up-to-date register of the names of all occupiers of individual caravans/cabins/chalets on the site, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework (NPPF).

**Reasons**

The siting of two shepherd huts will provide a form of farm diversification for Hill Farm as well as provide small scale tourism accommodation for couples or a small family. The siting of the huts and provision of a parking space for each of them will not have a significant impact on the visual amenity of the area. The access to the huts is acceptable and the proposal will not result in significant additional traffic on the local road network. The development is therefore considered to be in accordance with policy COR9 and COR18 Mid Devon Core Strategy (Local Plan Part 1), policies DM2 and DM24 Local Plan Part 3 (Development Management Policies) and the NPPF and has been recommended for approval.

**Reasons**

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

<b>16/01792/HOUSE</b>	7 Tamarind Willand Cullompton Devon EX15 2SR	Retention of conservatory	PERMIT	DEL	02/02/2017
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**Conditions**

- 1 The date of commencement of this development shall be taken as the 16th December 2016 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

**Reasons**

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.

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

The application for the retention of a single storey lean-to conservatory at 7 Tamarind Willand is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts on the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Local Plan part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

**Reasons**

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

<b>16/01820/HOUSE</b>	51 Water Lane Tiverton Devon EX16 6RA	Extension to existing hardstanding following removal of part of wall and erection of a new wall	PERMIT	DEL	03/02/2017
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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 proposed wall shall reuse the existing stone from the wall to be removed and shall be laid on its natural bed. The new wall shall match the existing stone wall in all respects, including mortar colour, mortar joints and coursing, style of pointing, and shall be so retained thereafter.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the character and appearance of the conservation area is preserved in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed extension to existing hardstanding following removal of part of wall and erection of a new wall is considered to be supportable in policy terms. The works are considered to respect the character and setting of the existing dwelling and the conservation area within which the site is located. In addition, the proposal is considered acceptable from a highways and parking perspective. 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) COR2 and COR13, Local Plan Part 3 (Development Management Policies) DM2, DM8, DM13 and DM27 and Government advice in the National Planning Policy Framework.

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

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

16/01838/FULL	Whiteball Self Storage Unit 11 Greenham Business Park Whiteball Devon TA21 0LR	Change of use of land from Sui Generis to Class B8 Storage and Distribution (self storage depot) - Revised Scheme	PERMIT	DEL	01/02/2017
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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 Subject to the provisions of condition 4 of this planning permission, the storage containers shall be stacked a maximum of 2 containers high or 5 metres, whichever is the lesser.
- 4 No stacked storage containers or unstacked containers higher than 2.5m shall be sited within 15 metres of the eastern boundary of the site.
- 5 The application site including any building(s) thereon shall be used for B8 self-storage and for no other purpose (including any purpose in Class B of the Schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended)), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

**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 height of the storage containers does not result in an adverse impact on the surrounding rural area in accordance with DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure that the height of the storage containers does not result in an adverse impact on the amenity of the surrounding rural area in accordance with DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure that any application to change the use of the site is assessed on its merits to ensure that the use is appropriate for the rural area in accordance with DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The application for the change of use of land from Sui Generis to Class B8 Storage and Distribution (self-storage depot) is considered to be policy supported. The change of use is considered will have some visual harm to the rural area, however on balance and with the imposition of planning conditions is considered that the proposal complies with policies COR2 and COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM1, DM2, DM8 and DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies) 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.

16/01841/FULL	Land at NGR 271147 112537 (The Allotment) Main Street Chawleigh Devon	Erection of dwelling and garage following demolition of garage	REFUSE	DEL	03/02/2017
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**Reasons**

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

**Reasons**

- 1 In the view of the local planning authority the benefits of the proposal do not outweigh the proposal's adverse lasting impacts on the character and appearance of the Chawleigh Conservation Area and the appreciation of the setting of a group of listed buildings to the rear of the site. On this basis it is considered that the application scheme would be contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan 1) and policies DM2 and DM27 of the Local Plan Part 3 Development Management Policies and the National Planning Policy Framework.
- 2 In the view of the local planning authority the proposed development will have an adverse impact on the living conditions of the occupants of nearby properties by way of loss of privacy, creation of an oppressive environment, and overlooking. On this basis the application scheme is considered to be contrary to policy COR1 of the Mid Devon Core Strategy (LP1), and policies DM2 (e) and DM14 of the Local Plan Part 3 Development Management Policies and guidance set out in the National Planning Policy Framework (paragraph 17).
- 3 In the view of the local planning authority the proposals do not provide sufficient amenity space, or adequate space for car parking and turning space for a property of this size. The proposed development therefore is likely to result in significant additional dangers to all users of the road or interfere with the free flow of traffic resulting in an adverse impact on road safety. On this basis the application scheme is considered to be contrary to policy COR9 of the Mid Devon Core Strategy (LP1) and policies DM2, DM8 and DM14 of local plan part 3 and guidance set out in the National Planning Policy Framework (paragraph 17).
- 4 The application proposals do not include a contribution towards the provision of open space. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan (Local Plan Part 2), and Supplementary Planning Document: The provision and Funding of Open Space Through Development (May 2008).
- 5 The application proposals do not include a contribution towards the implementation of the Council's Air Quality Action Plan. The development is therefore contrary to Policy AL/CRE/8 of the Allocations and Infrastructure Development Plan (Local Plan Part 2), and Supplementary Planning Document on Air Quality and development (May 2008).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01842/HOUSE	Pond House Stoodleigh Tiverton Devon EX16 9PQ	Installation of 2 side and 1 rear dormer in dwelling and raising roof of garage with external staircase to provide playroom area	PERMIT	DEL	31/01/2017

#### 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 proposal is considered to be acceptable in scale and design and not to lead to any material loss of privacy or amenity for neighbouring residents. The development is considered to be in accordance with policy DM13 of the Local Plan part 3 (Development Management Plan).

#### 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 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.

16/01848/FULL	Village Hall Battle Street Clayhidon Devon	Erection of extension and change of use of agricultural land to form additional parking area	PERMIT	DEL	01/02/2017
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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 roof covering of the extension hereby permitted shall be of natural slate only, shall match the slates on the existing building and be so retained thereafter.
- 4 Prior to its first use the car park shall be hardened, surfaced, drained and maintained thereafter.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
- The proposed Cedral boarding shall be colour 'C52 Pearl' unless otherwise agreed in writing with the Local Planning Authority.

**Reasons**

- In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- For the avoidance of doubt and in the interests of proper planning.
- To ensure the extension conserves the character, appearance and special qualities of the AONB within which the site is located. In accordance with policies DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).
- To prevent mud and other debris being carried onto the public highway.
- To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policies policy DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).
- To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policies policy DM2 and DM29 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

Overall, the proposed extension and additional parking area are considered acceptable in policy terms. The extension will support the continued use of a community building and the additional parking will allow for the improved safety of highway users and will provide adequate parking to serve the village hall. In addition, the proposal is considered to conserve the character, appearance and special qualities of the AONB. As such, the proposal is considered to be in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy, DM2, DM8, DM25 and DM29 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 negotiation, 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.

<b>16/01852/FULL</b>	Land at NGR 290541 114121 (Great Bradley Cottage) Templeton Devon	Change of use of agricultural land to green burial ground	PERMIT	DEL	30/01/2017
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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.

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 proposal is considered to be acceptable in that the development is not considered to have an unacceptable impact on the visual amenities of the area, highway safety or in terms of pollution of groundwaters. The development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (LP1) and DM2 and DM7 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.

<b>16/01867/HOUSE</b>	Shalom Clayhidon Cullompton Devon EX15 3PH	Erection of two storey extension and first floor dormer window extension to dwelling and conversion and extension to garage to form games room and first floor storeroom	PERMIT	DEL	30/01/2017
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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 external finishes of the developments hereby permitted shall match in material, colour, style, bonding and texture those of the existing residential building and be so retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the Blackdown Hills Area of Outstanding Natural Beauty in accordance with Adopted Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2, DM13 and DM29.

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

The application for the erection of a two storey extension, dormers and alterations to the existing garage and store at Shalom, Clayhidon is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts on the living conditions of occupants of any neighbouring properties or the wider environs of the Blackdown Hills Area of Outstanding Natural Beauty. On this basis the proposals are considered to sufficiently comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM29 and the National Planning Policy Framework.

**Reasons**

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

<b>16/01875/HOUSE</b>	Warren Farm Kentisbeare Cullompton Devon EX15 2BR	Erection of extension to form double car port and oil store	PERMIT	DEL	30/01/2017
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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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and be so retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Adopted Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2, DM13 and DM27.

**Reasons**

The application for the erection of ground floor extension, to provide a car port and oil storage tank area at Warren Farm is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts on the area. On this basis the proposal is considered to sufficiently comply with the following Policies; 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.

16/01878/FULL	Maybank Morchard Road Crediton Devon EX17 5LQ	Conversion of former slaughterhouse and loading bay to dwelling (part retention) and erection of a carport (Revised scheme)	PERCON	DEL	02/02/2017
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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 Before the installation of any new joinery working details (to scale 1:10) of the new external doors/door frames/windows/rooflights; including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of the doors/door frames/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F and G of Part 1, or Classes A, B and C of Part 2 of Schedule 2, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

**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 building and to protect the character and appearance of the listed building in accordance with Mid Devon Core Strategy 2007 policy COR2, Mid Devon Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 4 To protect the character and appearance of the original building in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) DM2 and DM11.

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

This application for the conversion of former slaughterhouse and loading bay to dwelling (part retention) and erection of a carport (revised scheme) is considered to be supportable in policy terms. The principle of the conversion of the building in accordance with policy DM11 has already been established by the planning approval reference: 14/00582/FULL. The alterations as now proposed in this current application, including the additional windows, solar panels and car port, are overall considered to respect the original character of the building and surrounding area. It is not considered that the proposed alterations or the additional car port structure would have a significant adverse impact on the amenity of any neighbouring properties. The proposal retains parking provision in accordance with policy DM8. The applicant has submitted a revised unilateral undertaking (ref: Section 106 of the Act) so that the contribution towards the provision of public open space off-site shall be transferred to mitigate the impact of this revised proposal. On this basis overall it is considered that this revised scheme is considered to be acceptable in accordance with policies COR1 and COR2 of the Mid Devon Core Strategy (Local Plan part 1), AL/IN/3 of the Local Plan part 2 (AIDPD) DM1, DM2, DM8 and DM11 of the Local Plan part 3 (Development Management Policies), and paragraph 55 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 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.

16/01891/HOUSE	13 Barns Close Bradninch Exeter EX5 4QJ	Conversion of garage to additional ancillary accommodation	PERMIT	DEL	30/01/2017
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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 conversion of garage to additional ancillary accommodation considered to be supportable in policy terms. The works are 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, COR17 of the Local Plan part 3 (Development Management Policies) DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

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

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

16/01897/HOUSE	17 Lime Road Tiverton Devon EX16 6JB	Addition of external timber cladding to single storey wing and the change of use of the existing garage to additional living accommodation.	PERMIT	DEL	30/01/2017
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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 addition of external timber cladding to the single storey wing and the change of use of the existing garage to additional living accommodation are considered to be supportable in policy terms. The works are 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01900/HOUSE	Old Oak Cottage Culmstock Cullompton Devon EX15 3JX	Erection of two-storey extension following removal of existing single storey structure	PERMIT	DEL	01/02/2017

#### 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 erection of a two-storey extension following removal of existing single storey structure at Old Oak Cottage, Culmstock is considered to be supportable in policy terms. The overall scale and design of the application scheme is considered to be acceptable taking into account the character, scale, setting and design of the existing house. Furthermore it is not considered that the application scheme would result in any material adverse impacts to the living conditions of occupants of neighbouring properties or adjacent site uses. On this basis the proposals are considered to sufficiently comply with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

#### Reasons

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

16/01901/TELCOM	Crediton Service Station Station Garage Exeter Road Crediton Devon EX17 3BX	Prior notification for the replacement of telecommunications base station with 15m high slim monopole, 3 antennas, 1 cabinet, 5m high floodlight and ancillary works	PERMIT	DEL	03/02/2017
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#### Conditions

- 1 The proposed development is considered to be compliant with Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed development is located at Station Cross between Exeter Road and the railway station and it is not considered that the replacement telecommunications base station and installation of 15m high slim monopole, 3 antennas, 1 cabinet, 5m high floodlight and ancillary works would have any harmful impacts on the amenity of the area in terms of its character and appearance. Prior approval is not required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01903/FULL	The Coach House West Springfield Western Road Crediton Devon EX17 3NG	Removal of condition (3) of planning permission 13/01275/FULL to allow annex over garage to be used a separate dwelling	PERCON	DEL	02/02/2017

### 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 Prior to first occupation of the unit (currently known as The Coach House) as a separate dwelling, a plan demonstrating the layout of private amenity area and parking provision shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and retained as such for use in accordance with the occupation of The Coach House.

### 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 an appropriate level of amenity for future occupants of the unit in accordance with policy DM8 and DM14 of the Mid Devon Local Plan part 3 (Development Management Policies).

### Reasons

The removal of the condition to enable the annex to be used as a separate dwelling is considered to be supportable in policy terms. There is sufficient room within the curtilage to provide parking and garden space dedicated to the new unit and details of this will be required by condition to ensure that the facilities are provided for the dwelling. The floor space exceeds that of a 1 bed space unit but falls slightly short of a 2 bed space unit but is considered to be acceptable and will provide a one bedroom flat within a sustainable location close proximity to the town centre services. Overall the proposal is considered to be acceptable in accordance with policy COR2 and COR15 of the Mid Devon Core Strategy, DM1, DM2, DM8, DM14 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 and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01906/PNCOU	Land at NGR 277560 103289 (Bewsley Farm) Copplestone Devon	Prior Notification for the change of use of agricultural building to dwelling under Class Q	PNP	DEL	03/02/2017

#### Reasons

- 1 Whilst the Local Planning Authority is not in dispute with the applicant that a) the building amounts to an agricultural building, b) the building was used for agriculture on the 20th March 2013, c) the structure of the barn would be sufficient to bear the load of the proposed development, and d) the proposed works are reasonably necessary for the building to function as a dwelling, the Local Planning Authority is not satisfied that the proposed works would amount to a 'conversion'. Instead the Local Planning Authority considers that the proposed works together with the existing minimalist and skeletal structure would amount to a 'rebuild' which is not permissible under Class Q. The Local Planning Authority is not able to support the notification, with the reason for refusal set out below. The Local Planning Authority considers the extent of works necessary would be considered to be so extensive and significant as indicated in the submission that the works are considered to be a rebuild and therefore could not be reasonably classed as a conversion as allowable by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. Therefore the proposal is not considered to permitted development as allowable by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

16/01909/PNCOU	Land at NGR 266918 112551 (Barn At Rashleigh Barton) Wembworthy Devon	Prior notification for the change of use of agricultural building to up to 3 dwellings under Class Q	PNP	DEL	03/02/2017
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#### Reasons

- 1 Due to the nature of the current construction of the building the only element that will be retained is the steel frame. On the basis of the conclusions of the Hibbit case the use of the frame, as the starting point, would be so skeletal that the works needed to alter the building to use it as a dwelling would be of such magnitude that in practical reality it would be considered as a rebuild. The legislation does not allow for a new build and/or rebuild and therefore taking into account the High Court judgement, the subject building is not considered to be a suitable candidate to comply with the allowances of this legislation.
- 2 Notwithstanding reason 1 as set out above insufficient information has been provided to determine whether the application is permitted development under Class Q. In this instance operational development is required to convert the building to up to three residential dwellings however no information has been submitted to demonstrate the scope and nature of the operational development, and therefore it cannot be confirmed that the proposals would be allowable by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 in the event it is considered to a conversion and not a new build.
- 3 The cumulative floor space of the building as it currently exists extends to 569sqm and it is therefore considered that the proposal is contrary to the requirements of Q.1(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 4 Contrary to the requirements of Q.2(e) of the Town and Country Planning (General Permitted Development) (England) Order 2015 insufficient information has been provided to substantiate that there are no significant contamination risks resulting from the proposed development.
- 5 The Local Planning Authority considers that the proposed demolition of the surrounding buildings (amounting to approximately 1850sqm floor space) to mitigate concerns in terms of nuisance arising from the use of those buildings, would be unreasonable and impractical, contrary to the Planning Practise Guidance. On this basis the siting of the building is considered to be practical for residential use and therefore fails the test at Q.2(e) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01946/LBC	Cobweb Cottage Bickleigh Tiverton Devon EX16 8RJ	Listed Building Consent for installation of chimney liner, multi-fuel stove, register plate, and chimney pot with cowl	PERMIT	DEL	01/02/2017

#### Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The size of the chimney pot hereby approved shall be 600mm and no taller.

#### Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure a visual appearance in keeping with the listed building to retain its special architectural and historic interest.

#### 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 (Development Management Policies) policy DM27 and the National Planning Policy Framework and should be granted consent.

17/00002/PNFG	Land at NGR 306912 111082 (Smithincott Woodland) Gaddon Down Plantation Ashill Devon	Prior notification for the erection of a forestry storage building	PDA	DEL	31/01/2017
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#### Reasons

The proposed building is considered to be reasonably necessary to support the forestry activities on the holding to which it relates and the proposal meets with the requirements of Class E, Part 6, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) England Order 2016. Prior approval is not required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00115/PNAG	Land at NGR 304950 120383 (Lea Barton) Hockworthy Devon	Prior notification for the erection of an agricultural building to house cattle	PNP	DEL	03/02/2017

**Reasons**

The proposed erection of an agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. Due to the nature of the proposed agricultural building which is to be used for housing livestock and the proximity of protected buildings (non-agricultural residential dwellings) the proposal does not meet with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Full planning permission is therefore required. Any planning application submitted will be assessed by a planning officer on the merits of the scheme.