

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01072/FULL	Land at NGR 291497 119187 (Ash Hill Farm) Stoodleigh Devon	Erection of an agricultural workers dwelling	PERCON	DEL	10/02/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their use of site, samples of the materials to be used for all the external surfaces of the building shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.
- 4 No development shall begin until working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 5 The external doors, door frames and windows hereby permitted shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, E of Part 1 of Schedule 2, relating to extensions, extensions to the roof, outbuildings, shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.
- 7 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture (as defined in Section 336(i) of the Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, and to any resident dependants.
- 8 Within 2 months of the first occupation of the dwelling hereby granted, the existing temporary agricultural twin unit caravans shall be completely removed from the site and the land restored to its former condition.

Reasons

- 1 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of appropriate materials and to protect the visual amenity of the surrounding area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the appearance of the dwelling and the visual amenities of the area in accordance with Policy DM2 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 appearance of the dwelling and the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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- The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and guidance in the National Planning Policy Framework.
- To ensure the development is in accordance with the National Planning Policy Framework and Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) that strictly controls development in the countryside and to protect the visual amenity of the area. Once the dwelling permitted is occupied, there is no longer any requirement for the temporary agricultural workers caravans to remain on site and they should be removed.

Reasons

The application has demonstrated that there is a need for a permanent agricultural workers dwelling on site to support the existing agricultural enterprise in accordance with Policy DM10 of the Local Plan Part 3 (Development Management Policies) and Policy COR18 Mid Devon Core Strategy (Local Plan Part 1). The siting, size and appearance of the dwelling is acceptable and is in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), and Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies). The dwelling has been legally tied to the agricultural holding via S106 agreement in accordance with the requirements of Policy DM10 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 pre-application discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/01102/PNCOU	Land and Building at NGR 300369 104999 (North Barn, Bowhill Farm) Bradninch Devon	Prior notification for the change of use of an agricultural building to dwelling under Class Q	APA	DEL	08/02/2017
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Conditions

- Prior to the first occupation of the dwelling hereby approved, acoustic glazing shall be fitted in: othe North elevation to achieve a decibel reduction of not less than 40 dB(A). The glazing shall be fitted with acoustic trickle ventilators and these ventilators shall have an acoustic rating of not less than 40 dB D n,e,w'. othe East elevation to achieve a decibel reduction of not less than 35 dB(A). The glazing shall be fitted with acoustic trickle ventilators and these ventilators shall have an acoustic rating of not less than 35 dB D n,e,w'. othe South elevation to achieve a decibel reduction of not less than 30 dB(A). The glazing shall be fitted with acoustic trickle ventilators and these ventilators shall have an acoustic rating of not less than 30 dB D n,e,w'. othe West elevation to achieve a decibel reduction of not less than 35 dB(A). The glazing shall be fitted with acoustic trickle ventilators and these ventilators shall have an acoustic rating of not less than 35 dB D n,e,w'. The acoustic glazing shall be so retained thereafter.
- Prior to the first occupation of the dwelling hereby approved, a passive in-wall ventilator shall be fitted to the Northern and Western elevations. These ventilators shall have an acoustic rating of not less than 40 dB and shall be so retained thereafter.
- Prior to the first occupation of the dwelling hereby approved, a 2 metre high noise barrier shall be built along the northern and western boundary of the site, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to instillation. The barrier shall be fully complete i.e. formed from a solid construction with no air gaps and shall be so retained thereafter.

Reasons

- To ensure the dwelling proposed provides acceptable living accommodation and that the adjacent agricultural enterprise outside of the applicant's ownership does not cause a noise nuisance in accordance with Q-(1)(b) and the National Planning Policy Framework.

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2 To ensure the dwelling proposed provides acceptable living accommodation and that the adjacent agricultural enterprise outside of the applicant's ownership does not cause a noise nuisance in accordance with Q-(1)(b) and the National Planning Policy Framework.

3 To ensure the dwelling proposed provides acceptable living accommodation and that the adjacent agricultural enterprise outside of the applicant's ownership does not cause a noise nuisance in accordance with Q-(1)(b) and the National Planning Policy Framework.

Reasons

The proposed change of use of the building into a dwelling as shown on the approved plans and details accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is approved.

16/01548/HOUSE	Flat 7 The Old Coach House 25 Leat Street Tiverton Devon EX16 5LG	Installation of 2 replacement windows on front elevation	PERMIT	DEL	08/02/2017
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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 windows hereby approved shall have a painted finish.

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 a finish that matches the other windows of the building to create a contiguous appearance.

Reasons

The proposed works are considered to be reasonably detailed and will not harm the character of the conservation area. They are therefore considered to be acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) DM2 and DM27 and the National Planning Policy Framework and should be granted consent.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01689/FULL	Pallet Wood House Burlescombe Tiverton Devon EX16 7JZ	Erection of single storey extension and retention of garden porch to rear	PERMIT	DEL	08/02/2017

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 proposed single storey side extension and the retention of a rear porch, 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 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, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

16/01734/MARM	Land at NGR 310280 114261 Hunters Hill Culmstock Devon	Reserved Matters for the erection of 13 dwellings following Outline approval 16/00693/MOUT	PERCON	DEL	07/02/2017
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 The materials used for the external surfaces of the buildings shall be those listed in the email dated 3rd February 2017 from Reed Holland to the Local Planning Authority.
- 3 Before their installation, details of the external windows and doors (including garage doors) to be used in the development, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved windows and doors shall be used.
- 4 The external windows and doors shall be recessed into the walls in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority before the windows and doors are installed.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		Within 9 months of the substantial completion of the development (or any phase thereof) all planting, seeding, turfing or earth reprofiling shall have been completed in accordance with the submitted landscaping scheme by Swan Paul Partnership dated 2nd November 2016 and shown on drawing number 2049.001 Rev A. Within a period of 5 years from the completion of the approved landscaping scheme, any trees or 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.			
6		No dwelling shall be first occupied until a long term landscaping management and maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Such management and maintenance plan shall include details of the long term responsibilities for the landscaped areas and boundary planting. The approved management and maintenance plan shall be put in place within a timescale to be agreed with the Local Planning Authority and shall thereafter be managed and maintained in accordance with such approved management and maintenance plan.			

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM13, DM15, DM27, DM29, DM30.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM13, DM15, DM27, DM29, DM30.
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM13, DM15, DM27, DM29, DM30.
- 5 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that the design of the housing and proposed landscaping is considered to make a positive contribution to local character. The housing is appropriately design and scaled and would provide adequate parking, amenity areas and refuse storage. The housing and landscaping has been designed to minimise the impact on existing residents. The surface water drainage proposals are considered to be acceptable and not to increase the risk of flooding elsewhere. The reserved matters are considered to be in accordance with policies COR2 and COR11 of the Mid Devon Core Strategy (LP1) and DM2, DM8, DM14 and DM15 of the LP3 DMP, the SPDs on parking and refuse storage 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 discussions and negotiation. 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
16/01788/MFUL	Pencarrie Ltd Unit 14 South View Estate Willand Cullompton Devon EX15 2QW	Erection of extension to existing industrial unit for Class B8 use (1,660sqm) and additional 18 car parking spaces	PERMIT	DEL	08/02/2017

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 The parking area as indicated on drawing PL/SITE LAYOUT/PARKING/01 shall be provided and available for use before the extension hereby approved is first brought into its permitted use. Once provided the car parking shall be kept available for the parking of vehicles associated with the operation of the site.
- 4 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure that the parking area is provided in the interest of ensuring that sufficient parking is available for employees of the existing premises in accordance with policy DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

With significant weight placed on the need to support economic growth, together with the relative distance between this site and the residential properties in South View Road, it has been concluded that there is not a demonstrable harm to the living conditions of the occupants of nearby residential properties that justifies withholding planning permission. The remaining curtilage within the site would provide sufficient parking and manoeuvring space for vehicles attracted to the site to meet with policy requirements and the visual amenity of the locality would not be harmed as a result of the proposal. Having regard to all material considerations the application is in accordance with the requirements of policies COR4 and COR17 of the Mid Devon Core Strategy; policies DM2 and DM8 of the Mid Devon 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 in a timely manner and discussions 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01808/ADVERT	Co -Operative Group Limited 135 High Street Crediton Devon EX17 3DU	Advertisement consent for the retention of 1 non-illuminated logo panel and 1 non-illuminated surround sign for ATM	PERMIT	DEL	09/02/2017

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.
- 2 The adverts hereby granted consent shall be removed on or before 31st January 2022 at the end of a period of 5 years from the date of this consent.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.
- 2 In accordance with Part 3, Paragraph 14(7) of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

The signage is not considered to harm safety and is not 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.

16/01820/HOUSE	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.

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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.

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.

16/01831/HOUSE	Higher Brownings Hemyock Cullompton Devon EX15 3RL	Erection of a garage/cycle shed/store with store/office above	PERMIT	DEL	09/02/2017
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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.

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 an amended sized garage/store/and office is considered to be acceptable. The overall scale and design of the scheme respects 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) DM13 and DM29 and 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.

16/01841/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).

16/01851/FULL	Land at NGR 314394 116150 Great Symons Burrow Farm Hemyoock Devon	Erection of an agricultural livestock shed and associated hardstanding (Phase 1)	PERCON	DEL	08/02/2017
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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.

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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The roofing materials of the development hereby permitted shall match in material and colour those of the building this building is to be attached to.
- 4 No external lighting shall be installed on the building without the prior written consent of the Local Planning Authority.
- 5 The building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2.
- 4 To safeguard the living conditions of the occupiers of nearby properties and to protect the Blackdown Hills Area of Outstanding Natural Beauty from unnecessary light pollution in accordance with policy DM29 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 5 To safeguard the rural character of the area within the Blackdown Hills Area of Outstanding Natural Beauty in accordance with policies DM22 and DM29 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development is considered to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape. The living conditions of a nearby property would not be harmed. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy and Policies DM1, DM2, and DM22 of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies) and government policy as contained 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 accordance with local and national planning policy. 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.

16/01864/HOUSE	Pirzwell Manor Kentisbeare Cullompton Devon EX15 2AJ	Conversion of outbuildings for domestic use	PERCON	DEL	07/02/2017
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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.

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- 3 The external finishes of the developments hereby permitted shall retain the exposed stone and brick with no render. The proposed materials will be reclaimed from the site wherever possible with any new build stone work/brickwork to match in material, colour, style, bonding and texture those of the existing building to be converted and be so retained.
- 4 Prior to their use details are to be provided in writing to the Local Planning Authority as to the style, type, colour, and materials to be used for all the windows and doors to be installed, such approved details shall be so used and retained.
- 5 The roof covering of the works hereby permitted shall be of natural slate to match that of the attached annex 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, DM2, DM11, DM13.
- 4 To ensure the use of materials appropriate to the works in order to safeguard the character and appearance of the building in accordance with Adopted Mid Devon Local Plan Part 3 DM2, DM13.
- 5 To ensure the use of materials appropriate to the works in order to safeguard the character and appearance of the building in accordance with Adopted Mid Devon Local Plan Part 3 DM2, DM13.

Reasons

The application for the conversion of the existing disused out building for domestic use associated with the farmhouse 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 and courtyard. 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 surrounding area. On this basis the proposal is considered to sufficiently comply with the following policies; Local Plan part 3 (Development Management Policies) DM2, DM11 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.

16/01868/FULL	Land at NGR 314394 116150 Great Symons Burrow Farm Hemyock Devon	Erection of an agricultural livestock shed and associated hardstanding (Phase 2)	PERCON	DEL	08/02/2017
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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.

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- 3 The roofing materials of the development hereby permitted shall match in material and colour those of the building this building is to be attached to.
- 4 No external lighting shall be installed on the building without the prior written consent of the Local Planning Authority.
- 5 The building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2,
- 5 To safeguard the rural character of the area within the Blackdown Hills Area of Outstanding Natural Beauty in accordance with policies DM22 and DM29 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development is considered to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape. The living conditions of a nearby property would not be harmed. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy and Policies DM1, DM2, and DM22 of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies) and government policy as contained 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 accordance with local and national planning policy. 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.

16/01870/HOUSE	Orchard House Brays Close Crediton Devon EX17 3HZ	Erection of first floor extension	PERMIT	DEL	07/02/2017
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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 lights to be installed on the south (front) elevation roof slope shall be fitted at a height of 1.8 metres above floor height (as measured internally). The roof lights shall be non-opening and be maintained as such once inserted.

Reasons

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

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

3 In the interests of protecting the amenity of the neighbouring property (Little Orchard) in accordance with policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of a first floor extension at Orchard House, Brays Close, Crediton 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. On this basis the proposals are considered to sufficiently comply with policies COR15 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 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.

16/01871/PNCOU	Land and Buildings at NGR 292763 106927 (Broadley Farm) Bickleigh Devon	Prior Notification for the change of use of agricultural buildings to 2 dwellinghouses under Class Q	APA	DEL	09/02/2017
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Conditions

1 Prior to the occupation of Building A/Dwelling A a 2 metre high fence shall be erected adjacent to the eastern side of the existing hedgerow that is to the east of Building A/Dwelling A in accordance with details that shall first have been submitted to and agreed in writing by the Local Planning Authority. Once provided the fence shall be permanently retained.

Reasons

1 In the interest of safeguarding the private amenity of the future occupiers of Dwelling A in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

16/01882/PNCOU	Land and Buildings at NGR 272792 102677 (Serstone Farm) Down St Mary Devon	Prior Notification for the change of use of agricultural building to 3 dwellinghouses under Class Q	PNP	DEL	06/02/2017
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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 which is to be demolished in several parts across the floor plan. 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
		<p>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 the evidence base as submitted is not considered sufficient 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 be a conversion and not a new build.</p> <p>3 The cumulative floor space of the building as it currently exists exceeds 450sqm 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.</p> <p>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.</p> <p>5 The Local Planning Authority considers that the proposed demolition of the surrounding buildings (amounting to approximately 1200sqm 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.</p>			
16/01887/TPO	18 Head Weir Road Cullompton Devon EX15 1NN	Application to pollard 1 Oak tree protected by Tree Preservation Order 83/00003/TPO	PERMIT	DEL	07/02/2017

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Re top the tree to 60cm above the fork of the tree.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the contribution of the tree in a way that is suitable to its setting and with regard to the safety of the tree.

Reasons

While Mid Devon District Council Tree Officer believes that a more sensitive approach would be to encourage the tree to continue on as a pollard by regular pruning to the existing canopy it is acknowledged that the trees upper stems are in poor condition and the attachment of the canopy branches are likely to be weak.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01892/FULL	Land at NGR 294841 115256 (Adjacent to Pumping Station) Bolham Devon	Installation of hydropower scheme featuring new fish pass on Bolham Weir; extension to existing leat; Archimedean screw turbine; housing for generator and control system	PERCON	DEL	10/02/2017

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 The development shall be carried out in accordance with the recommendations detailed in the Extended Phase 1 Habitat Survey and Assessment of Likely Impact by Devon Wildlife Consultants dated October 2010 (and subsequent updated ecological assessment dated 24th November 2016) and the Fisheries Impact Assessment by Fishtek Consulting dated November 2010 and shall incorporate and maintain all the mitigation measures set out in these reports.
- 4 The external appearance of the powerhouse building shall be brick as described on drawing BOLHM/107 Main RC works - powerhouse and turbine structure.
- 5 All surplus excavated materials, construction materials and imported materials not used in the provision of the development hereby permitted shall be removed from the site within one month of substantial completion of the development.
- 6 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme.
- 7 Before the commencement of the proposed powerhouse, details of the flood resilience measures to be incorporated into construction of the powerhouse structure, together with the methods to be implemented to ensure the proposal being safe for users in times of flood shall be submitted to an approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved flood resilience measures.
- 8 From 1st April and until and including 14th June of each year, a 10 mm screen shall be fitted to the up-stream side of the pipe conveying the amenity leat flow through the new leat bank shown in drawing BOLHM/110 Rev A - Leat bank section.
- 9 Before connection to the grid, a scheme detailing the precise cable route and any other equipment necessary to connect the hydropower scheme to the grid shall be submitted to and approved in writing by the Local Planning Authority and thereafter, the development shall be implemented in full accordance with approved details.
- 10 In the event that any of the micro-hydro scheme equipment hereby granted planning permission become redundant or obsolete for any reason for a period of more than 6 months, all equipment above and below ground shall be removed from the application site within 1 month of it becoming redundant/obsolete unless otherwise agreed in writing with the Local Planning Authority. Thereafter, any works required for the reinstatement of the land shall be carried out within a period of 3 months of the date of the said removal, in accordance with a scheme for such reinstatement works which shall be submitted to and approved in writing by the Local Planning Authority.
- 11 Prior to the commencement of construction, a full detailed construction management plan, giving details of measures to prevent harmful materials entering the River Exe shall be submitted and agreed in writing by the Local Planning Authority in consultation with the Environment Agency. The details shall include: -Pollution prevention safeguards, including drainage arrangements and the possible use of siltation traps, settlement tanks and bunds, their locations, operation and management; -Storage and disposal of materials, including the siting of stock piles, use of buffer strips and disposal methods. -Construction site facilities, including extent and location of construction site huts, vehicles, equipment and materials compound -Timing, duration and phasing of construction, particularly in relation to sensitive periods of salmon migration -Extent of and surface treatment of all temporary road accesses leading to compound/storage areas -The parking of vehicles of site operatives and visitors -Loading and unloading of plant and materials. - The development shall be carried out in accordance with the approved construction management plan.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
12		Prior to their installation, detailing of the type, position, angle of glare and hours of operation of any security/flood lighting shall first be submitted to and approved in writing by the Local Planning Authority. The details and measures so approved shall be carried out in full and so retained for the lifetime of the development.			
13		The access to the site shall be increased in width to 5.5m in accordance with details in the Bolham Hydro Traffic Plan received 25th January 2017.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of protecting the biodiversity of the site having regard to the Habitats Directive 92/43/EEC.
- 4 In order to safeguard the visual amenity and the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policy DM2.
- 5 To safeguard the functionality of the flood plain and the amenities of the area in accordance with the requirements of Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 6 To ensure, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in Paragraph 5.3 of the Mid Devon Local Plan Part 3: (Development Management Policies) Policy DM27 , that an appropriate record is made of archaeological evidence that may be affected by the development.'
- 7 In the interests of reducing the risk of flooding to life and property in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 8 For the purpose of excluding down-stream migrating smolts from entering the existing leat to coincide with the duration of smolt migration on the river. This is necessary under the provisions of Sec 14 of the Salmon and Freshwater Fisheries Act (1975).
- 9 In order to safeguard the visual amenity and the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policy DM2.
- 10 In order to safeguard the visual amenity and the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policy DM2.
- 11 In order to safeguard the visual amenity and the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policy DM2.
- 12 In order to safeguard the visual amenity and the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policy DM2.
- 13 In the interests of protecting the safety of all users of the highway in accordance with the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Planning permission has been granted but not implemented for a very similar scheme. The proposed installation of a water turbine at the Bolham weir would generate renewable energy for export to the National Grid, and contribute to a reduction in carbon emissions. As such the scheme is supported in principle by both national and local planning policy. The proposed turbine would incorporate a fish and eel pass. Further consents will need to be obtained from the Environment Agency in relation to impacts on the river, including fish. The Environment Agency believe that sufficient information has been submitted as part of the planning application to demonstrate that the proposal would not have an unacceptable impact on the water environment, flood risk and the operation of the turbine would not adversely affect local amenity or the ecological value of the area. The proposal would not adversely affect the character of the area over and above what has previously been granted planning permission. Temporary localised impacts from the construction of the turbine can be managed through a Construction Method Statement. On the basis of the above, the proposal is in line with the Development Plan including Policies COR1, COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM3, DM5 and DM27 of the Local Plan Part 3 (Development Management Policies), Planning Practice Guidance and the National Planning Policy Framework, and as such it is considered that planning permission can be granted subject to conditions.

Reasons

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

16/01893/HOUSE	Exehay Exebridge Devon TA22 9BE	Erection of conservatory to rear	PERMIT	DEL	08/02/2017
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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.

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 policies, COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM2, and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the 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
16/01901/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

Conditions

- 1 The proposed development is considered to be compliant with Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 20415 (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.

16/01905/FULL	Old Malt Scoop Inn Lapford Crediton Devon EX17 6PZ	Conversion and alterations of outbuilding into bed and breakfast accommodation	PERCON	DEL	07/02/2017
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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 Prior to their installation, working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 4 The roof covering of the development hereby permitted shall be of natural slate a sample of which shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and retained.
- 5 The roof lights hereby approved shall be of conservation style, flush fitting, only.
- 6 All external finishes shall be of materials as detailed in the 'Details of Materials' document ref L2366/KMD (December 2016 amended 10/01/17KMD) and shall be retained as such.
- 7 (i) The accommodation hereby approved shall be occupied for holiday purposes only. (ii) The accommodation shall not be occupied as a person's sole or main place of residence. (iii) The owners/occupiers shall maintain an up-to-date register of the names of all owners/occupiers of the 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the use of materials and detailing appropriate to the Works, in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27.			
4		To ensure the use of materials/detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27.			
5		To protect the character and appearance of the building in accordance with policy DM11 and DM27 of the Local Plan part 3 (Development Management Policies).			
6		To ensure the use of materials and detailing appropriate to the Works, in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM11 and DM27.			
7		To protect the character and appearance of the setting of the listed building in accordance with policy COR2 of the Mid Devon Core Strategy (Local Plan part 2) and DM27 of the Local Plan part 3 (Development Management Policies).			

Reasons

The application for conversion and alterations of outbuilding into bed and breakfast accommodation is considered to be supportable in policy terms. The provision of tourist accommodation in this location is supported in principle and should help to support the long term sustainability of the pub business and other local services within the village. The alterations to the building are considered to be acceptable and would not result in the loss of any significant building fabric or harm to the character and appearance of the building or its setting. There are no concerns with regard to impact on protected species. The relationship with the neighbouring properties is considered, on balance, to be acceptable. Overall it is considered that the proposals are acceptable in accordance with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM11, DM24 and DM27 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

16/01906/PNCOU	Land at NGR 277560 103289 (Bewsley Farm) Coplestone Devon	Prior Notification for the change of use of agricultural building to dwelling under Class Q	PNP	DEL	03/02/2017
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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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01907/LBC	Old Malt Scoop Inn Lapford Crediton Devon EX17 6PZ	Listed Building Consent for conversion and alterations of outbuilding into bed and breakfast accommodation	PERMIT	DEL	07/02/2017

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.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for the conversion and alterations of outbuilding into bed and breakfast accommodation is considered to be supportable in policy terms. The proposal is not considered to harm the character or appearance of the listed building or its setting. There would not be a loss of any significant historic building fabric. Overall the proposal is considered to be acceptable in accordance with policy Local Plan part 3 (Development Management Policies) DM27 and Government advice in the National Planning Policy Framework.

16/01909/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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.			
16/01910/HOUSE	Dunning House Tiverton Road Bampton Tiverton Devon EX16 9LJ	Erection of car port/garden store, alterations to garden wall and entrance drive	PERCON	DEL	07/02/2017

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 the commencement of the works hereby approved, details of the reinstatement of the current driveway alignment shall be submitted and approved in writing by the Local Planning Authority. Such details shall include the landscaping profile and planting details. Such reinstatement shall be carried out within 1 month of the creation of the new driveway alignment and thereafter maintained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policies DM2 and DM27 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposed car port/storage building, by reason of its design, scale and appearance is considered to respect the character and appearance of the Conservation Area, the setting of the listed building and this particular site within Bampton. As such, the proposed development complies with Policies DM13 and DM27, together with the NPPF.

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
16/01912/LBC	Dunning House Tiverton Road Bampton Tiverton Devon EX16 9LJ	Listed Building Consent for erection of car port/garden store, alterations to garden wall and entrance drive	PERCON	DEL	07/02/2017

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 roof covering of the car port/storage building hereby granted shall be of natural slate, a sample of which shall be submitted to and be approved in writing by the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and retained.
- 4 No development/works shall begin until a sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the external walls of the buildings and garden walls hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel. Such approved materials shall be so used and retained.
- 5 No hard landscaping works in the areas shown on the approved plan(s) shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13, and DM27.
- 4 To ensure the use of stone, mortar, coursing and pointing appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13, and DM27.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13, and DM27.

Reasons

The proposed car port/storage building, by reason of its design, scale and appearance is considered to respect the setting of the listed. As such, the proposed development complies with Policies DM2 and DM27, together with the NPPF.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01914/HOUSE	20 Meadowside Road Sandford Crediton Devon EX17 4NN	Conversion of existing garage to include erection of a pitched roof to also cover existing passageway and provision of parking bay with dropped kerb	PERMIT	DEL	09/02/2017

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 The converted garage associated with this application is to be used as additional accommodation with the dwelling only and is not to be let, sold or disposed of separately from the existing dwelling.
- 4 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and the drive 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 unit is not used as a separate dwelling from the main house.
- 4 To ensure the use of materials appropriate to the development 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 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of ground floor extension utilising the existing garage and provision of a parking space at 20 Meadowside Road, Sandford is considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. 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 and no significant transport and/or highway safety concerns are raised. On this basis the proposals are considered to sufficiently comply with the following Policies: COR9 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and guidance 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
16/01916/FULL	Land and Buildings at NGR 271657 103354 Hayne Zeal Monachorum Devon	Retention of change of use of agricultural land for siting of 1 mobile home and 1 shepherd hut and siting of 2 additional shepherd huts	PERMIT	DEL	09/02/2017

Conditions

- 1 The development hereby permitted which has not yet been implemented in terms of the two additional shepherd huts 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 (i) All the shepherds huts and mobile home hereby approved shall be occupied for holiday purposes only. (ii) The shepherds huts and mobile home shall not be occupied as a person's sole or main place of residence. (iii) The owners/occupiers shall maintain an up-to-date register of the names of all owners/occupiers of the shepherds huts and mobile home available at all reasonable times to the Local Planning Authority.
- 4 The timber cladding to the mobile home shall be left untreated and retained as such in perpetuity.

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 units are proposed for tourism use which is considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework (NPPF).
- 4 To protect the character and appearance of the area and setting of the listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM27 of the Local Plan part 3 (Development Management Policies).

Reasons

The application for the retention of change of use of agricultural land for siting 1 mobile home and 1 shepherd hut and siting of 2 additional shepherd huts for tourism use is considered to be supportable in policy terms. The provision of holiday accommodation as an expansion of the existing visitor facility should help to support the long term viability and offering at the site and is considered to be in keeping with the rural character of the area. Concern has been raised as to the impact on the setting of the listed building, however following discussions with the conservation officer it is considered that the impact is acceptable given the separation distance, intervening screening provided by the walled garden and alterations that have taken place. It is not considered that the proposed development would have a significant impact on the local highway network. Overall it is considered that the proposal is compliant with the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8, DM24 and DM27 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
16/01922/PNCOU	Land and Buildings at NGR 300839 113349 (Abbotshood Farm) Halberton Devon	Prior Notification for the change of use of agricultural building to dwelling under Class Q	APA	DEL	09/02/2017

Reasons

The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

16/01923/HOUSE	Mear Cottage Black Dog Crediton Devon EX17 4QF	Erection of a single storey extension	PERMIT	DEL	10/02/2017
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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.

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 at the rear of the property 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 policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM13 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01930/FULL	8 Cockpit Hill Cullompton Devon EX15 1DF	Variation of condition 2 of planning permission 15/01579/FULL to allow substitute plans in respect of change of design (Revised Scheme)	PERCON	DEL	08/02/2017

Conditions

- 1 The date of permission of this variation of condition will be 19th April 2016 the date the approval of 15/01579/FULL.
- 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 development shall (including works for demolition) be carried out at all times in strict accordance with the Written Scheme of Investigation for archaeology (WSI) undertaken by AC archaeology dated December 2016 prepared by Simon Hughes and discharged under 15/01579/FULL dated 4th January 2017.
- 4 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 5 Before their use on the development hereby permitted details of the materials to be used on the external surfaces of the buildings, and the retaining walls/stores including external roof materials, ridges, brick, mortar colour, windows, doors, fascia's and rainwater goods, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved details shall be used on the development and shall be so retained.
- 6 No hardsurfacing/landscaping works in the areas shown on the approved plan(s) shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 7 Before first occupation, bat boxes shall be installed on the development in accordance with details (including the number, location and type of bat boxes) which shall have first been submitted to and approved in writing by the Local Planning Authority, based on the recommendations in the wildlife survey submitted (15/01579/FULL). Once installed, such bat boxes shall be permanently so retained.
- 8 Prior to the first occupation of any unit of the development there shall have been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 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 and E of Part 1, enlargement or alteration of the dwelling or its roof or the provision of outbuildings and Class A of Part 2 of Schedule 2, relating to gates, fences and walls shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure that the proposed development does not prejudice the amenities of neighbouring properties in accordance with policy DM2 of the Local Plan 3 (Development Management Policies).			
5		To safeguard the visual amenity of the site and visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (LP1) and DM2 of the Local Plan 3 (Development Management Policies).			
6		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Local Plan Part 3 DM2.			
7		In order to provide appropriate mitigation measures for the loss of the existing building a potential bat roost area.			
8		To safeguard the character and amenities of the area in accordance with Mid Devon Local Plan Part 3 DM2.			
9		To ensure adequate amenity space is retained for the dwellings and to protect the character and appearance of the development and the visual amenities of the area in accordance with policy COR2 of the Mid Devon Core Strategy 2007 and policies DM2, DM8 and DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The principle of new residential development in this location is acceptable. The proposed layout and design of the development is considered appropriate for the location and to provide coherence between the existing and new dwellings on the site. Conditions are recommended in respect of implementing the archaeology scheme, surfacing, and subject to these facilities being provided, the development is considered to have an acceptable impact on the historic environment, road safety and the critical flood risk. The site is well enclosed and the development has been designed to minimise potential impacts on the privacy and amenity of neighbouring residents. No parking has been provided and no payment in respect of air quality improvements has been received. However, the site does not detract from the conservation area and the viability of the development has also been taken into account. The applicant has made financial contributions towards public open space improvements in the area and the development will attract the payment of a New Homes Bonus. The benefits of the proposal are considered to outweigh any harm from loss of parking provision and air quality improvements. The proposal is considered to comply with the requirements of relevant policies: COR2, and COR14 of the Mid Devon Core Strategy (LP1), AL/IN/3 and AL/CU/15 of the AIDPD (LP2) and DM2, DM14, DM15, DM27 of the Local Plan part 3 (Development Management Policies).

Reasons

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

16/01938/HOUSE	Keldar View 2 Wayside Pennymoor Tiverton Devon EX16 8LX	Erection of a two-storey extension and porch	PERCON	DEL	10/02/2017
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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 Prior to the first occupation of any part of the extension hereby approved, the proposed parking area to the east side of the extension as shown on the revised parking plans received by the Local Planning Authority on the 1st of February 2017, shall be hard surfaced and available for use as a parking area for two cars. The hard surfaced area shall have a minimum size of 2.4 x 9.6 metres and shall be so retained for vehicular parking thereafter.

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.
- 3 To ensure there is adequate parking to serve the enlarged dwelling in accordance with policy DM8.

Reasons

The proposed two storey side extension and front porch, in terms of their scale, design and position are considered to be supportable in policy terms. The extension is considered to sufficiently 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, COR18 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 negotiations, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

16/01944/TPO	34 Manning Avenue Cullompton Devon EX15 1QE	Application to coppice 1 Common Ash protected by Tree Preservation Order 13/1997	PERMIT	DEL	09/02/2017
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Coppice Ash tree to 300mm above ground level.
- 4 The tree that is to be coppiced shall be replaced by Acer campestre 'Fastigiata' of girth size 8-10 supplied in accordance with BS8545:2014 Trees: from independence in the landscape - Recommendations. The tree is to be planted within 2m of the coppiced tree, or other such species and location as may be agreed in writing with the Local Planning Authority. The replacement tree should be planted in the next growing season following the coppicing of the tree and in accordance with the above specification should they be damaged, uprooted, destroyed or die.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.			
4		In the interests of replacing the amenity lost by the removal of the tree.			

Reasons

Due to the limited amenity of this tree, offset in the wider public viewpoint by an adjacent Oak tree, the poor form of the tree and the limitations with regard to pruning of this species to assist in improving light levels in the garden, Mid Devon District Council give permission to coppice the Ash tree provided a replacement tree is planted.

16/01949/OUT	17 Lamejohns Field Crediton Devon EX17 1EB	Outline for the erection of a dwelling	PERCON	DEL	10/02/2017
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Conditions

- 1 Before any part of the development hereby permitted is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called the Reserved Matters) shall be submitted to and be approved in writing by the Local Planning Authority.
- 2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.
- 4 The detailed drawings required to be submitted by Condition CO1 shall include the following additional information: boundary treatments, hard and soft landscaping, existing site levels, proposed site levels, finished floor levels, materials, and surface water and foul drainage.
- 5 Subject to the effect of any condition of this permission the development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 6 Prior to their use on site, samples of the materials to be used for all the external surfaces of the building and any retaining walls have been submitted to and approved in writing by the Local Planning Authority.
- 7 As part of the landscaping reserved matters, detailed drawings shall show which existing trees and hedgerows are to be retained on the site as part of the development.
- 8 No part of the development hereby approved shall be brought into its intended use until the access driveway and parking spaces have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.
- 9 Construction works shall not take places outside 0730 hours to 1900 hours Mondays to Fridays and 0730 to 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
- 10 No development shall begin until a Method of Construction Statement to include details of: (a) parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials shall have been submitted to, and agreed in writing by, the Local Planning Authority. Only the approved details shall be implemented during the construction period.
- 11 The dwelling permitted by this decision shall not exceed the height of the existing dwelling at 17 Lamejohns Field as indicated on the approved site plan.

Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Articles 4 and 5 of The Town and Country Planning (Development Management) Order 2010.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.			
3		In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.			
4		To enable the Local Planning Authority to consider the impact of the development particularly on the occupiers of the neighbouring properties in accordance with policy DM2 of the adopted Mid Devon Local Plan Part 3 (Development Management Policies).			
5		For the avoidance of doubt and in the interests of proper planning.			
6		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3: (Development Management Policies) DM2, DM14.			
7		In the interest of the visual amenity of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).			
8		To ensure that adequate facilities are available for the traffic attracted to the site.			
9		To protect the privacy and amenities of neighbouring occupiers accordance with policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
10		To ensure the provision of adequate facilities during the construction period and in the interests of highway safety.			
11		To safeguard the visual amenities of the area and the amenities of neighbouring occupiers in accordance with Policy DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			

Reasons

This application seeks outline planning permission for the siting of a residential dwelling and is considered to be supportable in policy terms as the site is within the defined settlement limit of Cridton, where infill development is acceptable. It is concluded that a single dwelling could be accommodated on the site at a density compatible with its surroundings and thus ensure that the proposal will reasonably complement the appearance of the street scene and not result in detriment to the residential amenities of any neighbouring occupiers. On-site parking and access to the site from the highway is considered to be achievable. The applicant has made appropriate contributions in accordance with policies AL/IN/3 and AL/CRE/8. On this basis the proposal is therefore in accordance with policies COR1 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), policy AL/IN/3 and Policy AL/CRE/8 of the AIDPD and policies DM1, DM2, DM8 and DM14 of Mid Devon Local plan 3 (Development Management Policies), and guidance 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 to a positive outcome in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01965/FULL	Coldharbour Mill Coldharbour Uffculme Cullompton Devon EX15 3EE	Replacement of fire escape staircase and adjacent door and window openings	PERCON	DEL	07/02/2017

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 works commencing to remove the existing doors and windows and install the proposed new doors and glazed panels there shall be submitted to and approved in writing by the Local Planning Authority details of the proposed new doors and glazing panels including long and cross sections together with glazing bar profiles at a recognised metric scale and details of any making good of the openings including the rebuilding of the unstable lintel over the first floor door.
- 4 Prior to works commencing on the resurfacing and replacement guard rails to the ground level footbridge, there shall be submitted to and approved in writing by the Local Planning Authority details of the proposed surface materials, the design and appearance including the finish of the guard rails.

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 detailing appropriate to the character and appearance of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3.
- 4 To ensure the use of materials and finishes appropriate to the character and appearance of the listed building and the conservation area.

Reasons

The proposed replacement fire escape and associated works are considered to cause less than significant harm and the small amount of harm arising from the minor loss of historic fabric is offset by the public benefits arising from increased use of the mill museum contributing to increased viability. The proposal is considered to be acceptable subject to conditions relating to details as set out. Therefore, the proposal is in accordance with Policy DM27 of the Local Plan and paragraphs 131, 132, 134 and 137 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 discussion and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01966/LBC	Coldharbour Mill Coldharbour Uffculme Cullompton Devon EX15 3EE	Listed Building Consent for replacement of fire escape staircase and adjacent door and window openings	PERCON	DEL	07/02/2017

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 Prior to works commencing to remove the existing doors and windows and install the proposed new doors and glazed panels there shall be submitted to and approved in writing by the Local Planning Authority details of the proposed new doors and glazing panels including long and cross sections together with glazing bar profiles at a recognised metric scale and details of any making good of the openings including the rebuilding of the unstable lintel over the first floor door.
- 4 Prior to works commencing on the resurfacing and replacement guard rails to the ground level footbridge, there shall be submitted to and approved in writing by the Local Planning Authority details of the proposed surface materials, the design and appearance including the finish of the guard rails.

Reasons

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

Reasons

The proposed replacement fire escape and associated works are considered to cause less than significant harm and the small amount of harm arising from the minor loss of historic fabric is offset by the public benefits arising from increased use of the mill museum contributing to increased viability. The proposal is considered to be acceptable subject to conditions relating to details as set out. Therefore, the proposal is in accordance with Policy DM27 of the Local Plan and paragraphs 132 and 134 of the National Planning Policy Framework.

17/00011/HOUSE	Acacia Cottage Sampford Peverell Tiverton Devon EX16 7EB	Erection of a first floor extension to include balcony	PERMIT	DEL	08/02/2017
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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.

Reasons

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

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

Reasons

The application for the erection of a first floor extension to include balcony at Acacia Cottage, Sampford Peverell 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. 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 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.

17/00115/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
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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.