

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00611/FULL	Reservoir at NGR 282480 100906 George Hill Crediton Devon	Conversion and extension of existing reservoir building to dwelling and formation of new access to serve the existing utilities	PERCON	DEL	15/02/2017

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 No development shall begin until an Arboricultural Method Statement and Tree Protection Plan to protect the trees to be retained on the site has been submitted to, and approved in writing by, the Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to before and during construction.
- 4 No other part of the development shall be commenced until the parking and turning areas have been provided in accordance with details shown on the submitted plans. Following their provision these facilities shall be so retained.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes [A, B, C, D, E of Part 1, relating to [fill in], shall be undertaken within the application site/dwelling curtilage* without the Local Planning Authority first granting planning permission.
- 6 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 7 The noise mitigation works as proposed in the Environment Noise Assessment Report (March 2016) prepared by Acoustic Associates SW Ltd shall be implemented and completed in accordance with the requirements of that report prior to the occupation of the proposed dwelling and shall be so retained.
- 8 Notwithstanding the details shown on drawing number 2012-126.P1B, details of a privacy screen to be constructed along the eastern-most façade of the first floor garden/terrace adjacent to the proposed utility room shall be submitted to and approved in writing by the Local Planning Authority. The approved screen shall be implemented before the occupation of the proposed dwelling and so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).

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- 5 to protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and turning areas and amenity space are maintained for the proposed dwelling in accordance with policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 6 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 7 To safeguard the amenities of the area and occupiers of nearby buildings in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 8 To protect the privacy and amenities of neighbouring occupiers accordance with policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Crediton. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwelling and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. It is not considered that would cause any impact on the development of any neighbouring heritage assets. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide new open space off site (and/or maintenance of existing) and to improve Air Quality with the Crediton AQMA. The proposal is therefore in accordance with policies COR9, COR2, and COR15 of the Mid Devon Core Strategy 2007, policy AL/IN/3 and AL/CRE/8 of Local Plan 2 (AIDPD) together with policies DM1, DM2, DM3, DM8, DM14 and 27 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 completing to the assessment of the application with a positive outcome in accordance with a timescale agreed with the applicant. 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.

16/01072/FULL	Land at NGR 291497 119187 (Ash Hill Farm) Stoodleigh Devon	Erection of an agricultural workers dwelling	PERCON	DEL	10/02/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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).
- 7 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.
- 8 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01452/FULL	Reservoir at NGR 291728 119213 Ash Hill Stoodleigh Devon	Replacement of redundant underground reservoir with holiday let	PERMIT	DEL	13/02/2017

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 (i) The holiday accommodation unit shall be occupied for holiday purposes only. (ii) The holiday accommodation unit shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 The recommendations set out in the 'Preliminary Ecological Appraisal' prepared by First Ecology dated November 2016 shall be carried out and all necessary works completed prior to the first use of the building.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside of defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Local Plan part 3 (Development Management Policies).
- 4 To limit the impact of the development on any protected species which may be present.

Reasons

The application for holiday accommodation is considered to be supportable in policy terms. The proposed unit will provide accommodation for couples or small families seeking a peaceful retreat in a countryside location with access to local walks and is likely to provide an attractive location for visitors. Although the holiday let will most likely be accessed via private car, as is often the case with rural tourism offers, there is some opportunity for visitors to walk or cycle to the village to utilise its services and therefore support the ongoing provision of these community facilities. The site is situated in a reasonably prominent location however the scheme has been designed to enable the unit to sit comfortably within the slope of the land and the visual impact is considered to be acceptable. The access and parking arrangements are considered to be acceptable. There are no other material planning considerations that are considered to outweigh the grant of planning permission and therefore conditional approval is recommended. The application scheme is considered to be acceptable in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM24 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01757/FULL	Land at NGR 298079 113306 (Off The A361) Blundells Road Tiverton Devon	Variation of condition 15 of planning permission 14/01168/MFUL for the relocation of acoustic fence	PERMIT	COMM	14/02/2017

Conditions

- 1 The date of commencement of this development shall be taken as the (17 November 2016) when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be constructed in accordance with Drawing No. C11017/103 and the programme of phasing works as discharged through application 14/01168/MFUL. The development shall be carried out in accordance with the approved phasing programme.
- 3 The development hereby permitted shall be constructed in accordance with Drawing No. C11017/1100, C11017/612 & 613 and standard details (Kerbing types (version dated April 07); Pedestrian Crossing Kerbing (Version dated June 07); Kerb Drain (Version dated Oct 98); Dropper Kerb to match kerb type SP to BN (Version dated April 07); Dropper Kerb to match kerb type HB2 to BN (Version dated April 07); Edgings (Version dated April 07); Footway Construction Types (Version dated Oct 08); Tactile Paving (Versions dated April 07) as discharged through Condition 3 of Application 14/01168/MFUL.
- 4 The development hereby permitted shall be constructed in accordance with Drawing No. 355/01B; 355/02 B & 355/03 B) and standard details (ARF/1) as discharged through Condition 4 of Application 14/01168/MFUL.
- 5 All the works associated with the formation of the bunding/acoustic barrier as shown on plan C11017/45 is to be completed in accordance with approved details prior to commencement of use of the new highway routes.
- 6 All planting, seeding, turfing or earthworks comprised in The Landscape Management and Maintenance Plan (dated March 2016); Landscape Management Plan (Section B: Management Plot Category Schedule); Landscape Management Plan (Drwg No. 355/04) shall be completed in accordance with the approved details as discharged through application 14/01168/MFUL. Any trees or plants which within a period of ten years from the implementation of the scheme (or phase thereof), die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 7 Before the development hereby permitted is first brought into use for vehicular traffic other than construction traffic associated with the development of any residential and/or commercial development across the adopted Masterplan area (excluding the site of the former Post Hill Hospital site), details of junction improvement works at the junction of the approved route with Blundells Road to make the junction with the connecting road and Left in left Out junction suitable for use by all traffic, shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved details shall be completed to the satisfaction of the Local Planning Authority prior to its use by non-construction vehicular traffic.
- 8 The development hereby permitted shall be constructed in accordance with the approved Construction and Management Plan (dated March 2016) as discharged through Condition 8 of Application 14/01168/MFUL.
- 9 The proposed new road, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with the approved details as discharged through Condition 9 of Application 14/01168/MFUL.
- 10 The surface water drainage scheme hereby permitted shall be constructed in accordance with the approved details as discharged through Condition 10 of Application 14/01168/MFUL.
- 11 The development hereby approved shall be constructed in accordance with the Written Scheme of Investigation as discharged through Condition 11 of Application 14/01168/MFUL.
- 12 Details of the surfacing material to be used for the final top surface of the new roads and roundabout hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the final top surface of road being applied.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
13		Prior to the junction hereby approved being brought into operational use by the public the A361 dual carriageway shall be resurfaced 200 metres in either direction on both east and westbound carriageways from the furthest extent of the new junction in either direction in a material which reduces the noise generated from moving traffic, the details of which shall be submitted to and agreed in writing by the Local Planning Authority before the resurfacing work commences.			
14		The mitigation measures as discharged through Condition 14 of Application 14/01168/MFUL shall be fully implemented, installed and operational prior to the left in left out access being made available for public use and shall be so retained			
15		The development hereby approved shall be constructed in accordance with Position 3 on Drawing No. C11017/45 and standard details (ARF/1). The acoustic fencing so agreed shall be installed and operational prior to the left in left out junction being brought into public use.			
16		The height of the acoustic fence as detailed in Position 3 of Drawing No. C11017/45 shall accord with the standard detail (ARF/1) as discharged through Condition 4 of Application 14/01168/MFUL.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The Local Planning Authority wishes to ensure that the development proceeds in an orderly manner and in the interests of safeguarding the amenities of the residents who live adjacent to the site, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 3 In order to ensure all the junction arrangements have been assessed in terms of terms of their design, for the avoidance of doubt and in the interests of proper planning.
- 4 To assist with the mitigation of the impact of the development and in the interests of seeking to minimise the impact of the development on to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3: (Development Management Policies) and the Adopted Tiverton Eastern Urban Extension Masterplan.
- 5 To assist with the mitigation of the impact of the development and in the interests of seeking to minimise the impact of the development on to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3: (Development Management Policies) and the Adopted Tiverton Eastern Urban Extension Masterplan.
- 6 To assist with the mitigation of the impact of the development and in the interests of seeking to minimise the impact of the development on to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3: (Development Management Policies) and the Adopted Tiverton Eastern Urban Extension Masterplan.
- 7 In order to ensure all the junction arrangements have been assessed in terms of terms of their design, for the avoidance of doubt and in the interests of proper planning.
- 8 To assist with the mitigation of the impact of the development and in the interests of seeking to minimise the impact of the development on to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3: (Development Management Policies) and the Adopted Tiverton Eastern Urban Extension Masterplan.
- 9 To ensure that adequate information is available for the proper consideration of the detailed proposals in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).
- 10 To protect water quality and minimise flood risk in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies), Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 11 To ensure an appropriate record is made of archaeological evidence that may be affected by the development in accordance with the National Planning Policy Framework and Policy DM27 of Local Plan Part 3 (Development Management Policies).
- 12 To ensure the final top surfacing material on the road and roundabout is a high grade material to assist in minimising noise associated with the use of the new infrastructure in accordance with Policies DM2 and DM7 of Local Plan Part 3 (Development Management Policies).
- 13 To ensure the final top surfacing material is a high grade material to assist in minimising noise associated with the use of the infrastructure in order to safeguard the amenities of the occupiers of nearby dwellings affected by the proposal in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14		In order to safeguard the amenities of the occupiers of nearby dwellings in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).			
15		In order to safeguard the amenities of the occupiers of nearby dwellings in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).			
16		To minimise the impact on the amenities of the occupiers of No 14 Uplowman Road in accordance with Policies DM2 and DM7 Local Plan part 3 (Development Management Policies).			

Reasons

This application seeks to vary Condition 15 of planning permission 14/01168/MFUL for the construction of a 'clover leaf' road junction with access and egress on to both the east bound and west bound carriageways of the A361. It seeks to relocate one of two of the acoustic barriers identified for construction adjacent to the proposed A361 road junction. Following further detailed design work, acoustic modelling has identified a location that will provide greater benefits in minimising the impact of noise to nearby properties. As such, it is proposed that the secondary acoustic fence in Position 1 is removed and the primary acoustic fence extended to benefit residents towards the eastern extent of the scheme area.

Reasons

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

16/01759/FULL	Land at NGR 298039 113326 (Off The A361) Blundells Road Tiverton Devon	Variation of condition 15 of planning permission 14/00667/MFUL for the relocation of acoustic fence	PERMIT	COMM	14/02/2017
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Conditions

- 1 The date of commencement of this development shall be taken as the (17 November 2016) when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be constructed in accordance with Drawing No. C11017/103 and the programme of phasing works as discharged through application 14/01168/MFUL. The development shall be carried out in accordance with the approved phasing programme.
- 3 The development hereby permitted shall be constructed in accordance with Drawing No. C11017/1100, C11017/612 & 613 and standard details (Kerbing types (version dated April 07); Pedestrian Crossing Kerbing (Version dated June 07); Kerb Drain (Version dated Oct 98); Dropper Kerb to match kerb type SP to BN (Version dated April 07); Dropper Kerb to match kerb type HB2 to BN (Version dated April 07); Edgings (Version dated April 07); Footway Construction Types (Version dated Oct 08); Tactile Paving (Versions dated April 07) as discharged through Condition 3 of Application 14/01168/MFUL.
- 4 The development hereby permitted shall be constructed in accordance with Drawing No. 355/01B; 355/02 B & 355/03 B) and standard details (ARF/1) as discharged through Condition 4 of Application 14/01168/MFUL.
- 5 All the works associated with the formation of the bunding/acoustic barrier as shown on plan C11017/45 is to be completed in accordance with approved details prior to commencement of use of the new highway routes.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		All planting, seeding, turfing or earthworks comprised in The Landscape Management and Maintenance Plan (dated March 2016); Landscape Management Plan (Section B: Management Plot Category Schedule); Landscape Management Plan (Drwg No. 355/04) shall be completed in accordance with the approved details as discharged through application 14/01168/MFUL. Any trees or plants which within a period of ten years from the implementation of the scheme (or phase thereof), die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.			
7		Before the development hereby permitted is first brought into use for vehicular traffic other than construction traffic associated with the development of any residential and/or commercial development across the adopted Masterplan area (excluding the site of the former Post Hill Hospital site), details of junction improvement works at the junction of the approved route with Blundells Road to make the junction with the connecting road and Left in left Out junction suitable for use by all traffic, shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved details shall be completed to the satisfaction of the Local Planning Authority prior to its use by non-construction vehicular traffic.			
8		The development hereby permitted shall be constructed in accordance with the approved Construction and Management Plan (dated March 2016) as discharged through Condition 8 of Application 14/01168/MFUL.			
9		The proposed new road, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with the approved details as discharged through Condition 9 of Application 14/01168/MFUL.			
10		The surface water drainage scheme hereby permitted shall be constructed in accordance with the approved details as discharged through Condition 10 of Application 14/01168/MFUL.			
11		The development hereby approved shall be constructed in accordance with the Written Scheme of Investigation as discharged through Condition 11 of Application 14/01168/MFUL.			
12		Details of the surfacing material to be used for the final top surface of the new roads and roundabout hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the final top surface of road being applied.			
13		Prior to the junction hereby approved being brought into operational use by the public the A361 dual carriageway shall be resurfaced 200 metres in either direction on both east and westbound carriageways from the furthest extent of the new junction in either direction in a material which reduces the noise generated from moving traffic, the details of which shall be submitted to and agreed in writing by the Local Planning Authority before the resurfacing work commences.			
14		The mitigation measures as discharged through Condition 14 of Application 14/01168/MFUL shall be fully implemented, installed and operational prior to the left in left out access being made available for public use and shall be so retained.			
15		The development hereby approved shall be constructed in accordance with Position 3 on Drawing No. C11017/45 and standard details (ARF/1). The acoustic fencing so agreed shall be installed and operational prior to the left in left out junction being brought into public use.			
16		The height of the acoustic fence as detailed in Position 3 of Drawing No. C11017/45 shall accord with the standard detail (ARF/1) as discharged through Condition 4 of Application 14/01168/MFUL.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The Local Planning Authority wishes to ensure that the development proceeds in an orderly manner and in the interests of safeguarding the amenities of the residents who live adjacent to the site, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 3 In order to ensure all the junction arrangements have been assessed in terms of their design, for the avoidance of doubt and in the interests of proper planning.
- 4 To assist with the mitigation of the impact of the development and in the interests of seeking to minimise the impact of the development on to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3: (Development Management Policies) and the Adopted Tiverton Eastern Urban Extension Masterplan.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		To assist with the mitigation of the impact of the development and in the interests of seeking to minimise the impact of the development on to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3: (Development Management Policies) and the Adopted Tiverton Eastern Urban Extension Masterplan.			
6		To assist with the mitigation of the impact of the development and in the interests of seeking to minimise the impact of the development on to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3: (Development Management Policies) and the Adopted Tiverton Eastern Urban Extension Masterplan.			
7		In order to ensure all the junction arrangements have been assessed in terms of terms of their design, for the avoidance of doubt and in the interests of proper planning.			
8		To assist with the mitigation of the impact of the development and in the interests of seeking to minimise the impact of the development on to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3: (Development Management Policies) and the Adopted Tiverton Eastern Urban Extension Masterplan.			
9		To ensure that adequate information is available for the proper consideration of the detailed proposals in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).			
10		To protect water quality and minimise flood risk in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies), Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.			
11		To ensure an appropriate record is made of archaeological evidence that may be affected by the development in accordance with the National Planning Policy Framework and Policy DM27 of Local Plan Part 3 (Development Management Policies).			
12		To ensure the final top surfacing material on the road and roundabout is a high grade material to assist in minimising noise associated with the use of the new infrastructure in accordance with Policies DM2 and DM7 of Local Plan Part 3 (Development Management Policies).			
13		To ensure the final top surfacing material is a high grade material to assist in minimising noise associated with the use of the infrastructure in order to safeguard the amenities of the occupiers of nearby dwellings affected by the proposal in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).			
14		In order to safeguard the amenities of the occupiers of nearby dwellings in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).			
15		In order to safeguard the amenities of the occupiers of nearby dwellings in accordance with Policies DM2 and DM7 of the Local Plan Part 3 (Development Management Policies).			
16		To minimise the impact on the amenities of the occupiers of No 14 Uplowman Road in accordance with Policies DM2 and DM7 Local Plan part 3 (Development Management Policies).			

Reasons

This application seeks to vary Condition 15 of planning permission 14/01167/MFUL for the construction of a 'left in left out' road junction. It seeks to relocate one of two of the acoustic barriers identified for construction adjacent to the proposed A361 road junction. Following further detailed design work, acoustic modelling has identified a location that will provide greater benefits in minimising the impact of noise to nearby properties. As such, it is proposed that the secondary acoustic fence in Position 1 is removed and the primary acoustic fence extended to benefit residents towards the eastern extent of the scheme area.

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 dealing with the application in a positively and proactive manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01796/FULL	Land and Buildings at NGR 308290 107101 (The Coach House) Kentisbeare Devon	Conversion of barn to dwelling and erection of garage	PERCON	DEL	16/02/2017

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 No development shall begin until a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works.
- 4 No development shall begin until a detailed schedule and specification of the proposed bat roost to be provided within the garage has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and retained and maintained as such.
- 5 No development shall begin to convert the existing barn until the detached garage and bat roost are provided, and made available for the use of bats, in accordance with details submitted under planning Condition 4 of this consent.
- 6 No development shall begin until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected/planted on the site and a timescale for its provision. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 7 Prior to their use a detailed schedule and specification of all external materials and finishes associated with the barn conversion and new garage (including windows and external doors, roof tiles, gutters, downpipes, soffits etc) shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.
- 8 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1, or Classes A, B, of Part 2 of Schedule 2, relating to the erection of extensions, the insertion of additional windows or doors, including to the roof and the insertion of rooflights and dormers, the provision of a porch, the provision of outbuildings, pools or containers for domestic heating purposes for the storage of oil, bio fuel or LPG, the installation of a chimney or flue, hard-surfaces and means of enclosure, gates, fences and walls etc and means of access shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 9 The proposed roof lights shall all be fitted to be flush with the roof plane.
- 10 Prior to installation on the building, details and plans shall be submitted and approved in writing by the Local Planning Authority of the positions; colour and material of any soil and vent pipes that appear externally.

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 safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
4		To ensure that the new roost is available prior to the loss of the existing roost for the protection of the bats.			
5		To ensure the proposed new bat roost is appropriately designed for the protection of the bats in the area.			
6		To safeguard the character and amenities of the area in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
7		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
8		To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 3) and Policies DM1, DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
9		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
10		To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the building and area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. The proposed conversion of this disused barn to a dwelling is on balance acceptable in principle, given the location of the site adjacent to other buildings. In addition the conversion will provide an enhancement to the area within the setting of the Blackdown Hills Area of Outstanding Natural Beauty and the building itself is in compliance with the National Planning Policy Framework Paragraph 55. The scope of the works and overall design is appropriate for the existing building and adjacent buildings. The proposed works will not result in loss of any significant fabric and although it will inevitably have an impact on the character of the building, this is, on balance, considered to be reasonable in the context of the policy considerations. There are no highway issues to consider and adjacent properties will not be adversely affected by the proposal. The introduction of a new bat roost will provide for the bats presently on site. Therefore, the proposal is in accordance with the Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2 and COR3, the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8, DM11, DM14 and DM29, Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Paragraph 55 of the National Planning Policy Framework,

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01853/FULL	Offices 1, 2 & 3 55 - 56 High Street Crediton Devon EX17 3JX	Change of use of Offices (B1) to Complementary Therapy Treatment Rooms (D1)	PERMIT	DEL	16/02/2017

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 premises shall be used for Complementary Therapy Treatment Rooms and for no other purpose (including any purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the appropriate use is maintained within this listed building and conservation area of the high street in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application is considered to be supportable in policy terms. The proposed use is considered to be in accordance with the aims of national and local planning policy that seek to retain the vitality of town centres. It is not considered that the proposal would not have an adverse impact on the special interest of the Conservation Area, the Listed Building itself or the setting of a listed building and/or adversely affect the amenities of any neighbouring occupiers. There are no other material planning considerations that would weigh in favour of refusing planning permission for this current application scheme and therefore conditional approval is recommended. Overall it is considered that the proposed scheme is supportable in accordance with Policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

16/01856/ADVERT	Offices 1, 2 & 3 55 - 56 High Street Crediton Devon EX17 3JX	Advertisement Consent to display 1 painted fascia sign	PERMIT	DEL	16/02/2017
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Conditions

- 1 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 2 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 sign 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.
- 3 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.
- 4 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.
- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 In accordance with the provisions of The Town and Country Planning (Control of Advertisements) Regulations 2007.
- 2 In accordance with the provisions of The Town and Country Planning (Control of Advertisements) Regulations 2007.
- 3 In accordance with the provisions of The Town and Country Planning (Control of Advertisements) Regulations 2007.
- 4 In accordance with the provisions of The Town and Country Planning (Control of Advertisements) Regulations 2007.
- 5 In accordance with the provisions of The Town and Country Planning (Control of Advertisements) Regulations 2007.

Reasons

The display of the proposed Fascia sign will not be of detriment to the character or amenity of the shop based on where they are proposed to be located. The signs will be of no risk to the safety of pedestrians or road users. The proposal is in accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the National Planning Policy Framework.

16/01857/LBC	Offices 1, 2 & 3 55 - 56 High Street Crediton Devon EX17 3JX	Listed Building Consent for display of 1 painted fascia sign on front elevation	PERMIT	DEL	17/02/2017
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works are considered to be supportable in policy terms as the proposed hand painted fascia sign will not harm the fabric of the building, nor will it cause significant harm to the setting of the listed building due to its modest size and paint colour and that it is hand painted and not mounted on a board. Overall the proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

16/01874/FULL	Building at NGR 277964 95086 (Medland Manor) Cheriton Bishop Devon	Conversion of stable building to dwelling	PERCON	DEL	16/02/2017
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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, details of the new external windows and doors including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the windows shall be in accordance with these approved details, and be so retained thereafter.
- 4 The conclusions and mitigation measures set out in the Richard Green Ecology protected species survey (report dated November 2016) received on 22nd December 2016 by the local planning authority shall be complied with in full during construction of the development hereby approved.
- 5 The existing roof tiles shall be re-used to provide the roof covering for the development hereby approved. No other materials shall be used unless first agreed in writing by the Local Planning Authority.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015 no development of the types referred to in Classes A, B, C, D, E of Part 1, or Classes A, B, C of Part 2 of Schedule 2, relating to extensions, alterations to roofs, porches, sheds and enclosures, and minor operations 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 the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy DM2 and DM11 of the Mid Devon Local Plan part 3 (Development Management Policies)
- 4 To ensure the protection of any ecological interests at the site.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with policy DM2 and DM11 of the Mid Devon Local Plan part 3 (Development Management Policies)
- 6 To safeguard the visual amenity of the site and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM11.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the conversion of stable building to dwelling is considered to be supportable in policy terms. The building is of traditional character and is considered to contribute to the rural character of the area. The existing access arrangements are considered to be acceptable. It has been demonstrated that the building can be converted without significant extension, alteration or rebuilding and it is considered that the scheme retains the original character of the building. Subject to appropriate mitigation the development should not harm any biodiversity interests at the site. It has been demonstrated that an appropriate level of amenity and parking can be provided and the proposal will not cause harm to the amenity of the neighbouring occupier. The loss of the trees within the proposed garden space is regrettable however the mature oak trees along the drive will be retained and therefore it is not considered that their loss would not have a significant impact on the character of the area. The applicant has made the appropriate contribution in accordance with policy AL/IN/3. Overall it is considered that the proposal is supportable in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), Local Plan Part 2 (Allocations and Infrastructure Development Plan Document) AL/IN/3 and Local Plan part 3 (Development Management Policies) DM1, DM2, DM8, DM11, DM14 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.

16/01892/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
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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 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.

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.			

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.

16/01923/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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

16/01925/FULL	Barn at NGR 290869 107458 (East Dunster Farm) Cadeleigh Devon	Conversion of barn to dwelling	PERCON	DEL	14/02/2017
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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 conversion of the building shall be carried out strictly in accordance with the details shown on drawing number 150330/01 Rev P1 dated 5th February 2016.
- 4 Before their installation in the building, working details of the new external doors, door frames and windows including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors, doorframes and windows shall be in accordance with these approved details, and be so retained.
- 5 Before their use on the building, details/samples of the materials to be used for the external surfaces of the dwelling, including the lime render mix, oak cladding and rainwater goods, shall be submitted to, and approved in writing by, the Local Planning Authority. Only such approved materials shall be used, and shall be so retained.
- 6 Before their use within the site or on the site boundaries, details/samples of any materials to be used for hard surfacing and details of any boundary treatments, shall be submitted to, and approved in writing by, the Local Planning Authority. Only such approved materials and boundary treatments shall be used, and shall be so retained.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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6 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the listed building in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that, subject to the agreed listed building reinstatement works being carried out and subject to window details and materials, the proposal is considered to retain the character of the lincay and to be acceptable in terms of its impact on the Grade II listed building. The dwelling is considered to be acceptable in terms of its design and to provide a good standard of parking provision. Access would be as existing via the drive to the farm dwelling which is considered to be adequate and a good sized garden will be provided to the side and rear. The applicant has agreed to make a contribution towards the provision of public open space and the development would generate the payment of a New Homes Bonus. The development is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 of the AIDPD, and DM2, DM8, DM14, DM15 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies). Whilst the reinstatement would result in significant rebuilding of the lincay contrary to the criteria in policy DM11, the work is considered essential in order to safeguard the listed building.

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.

16/01926/LBC	Barn at NGR 290869 107458 (East Dunster Farm) Cadeleigh Devon	Listed Building Consent for conversion of barn to dwelling	PERCON	DEL	14/02/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The conversion of the building shall be carried out strictly in accordance with the details shown on drawing number 150330/01 Rev P1 dated 5th February 2016.
- 4 Before their installation in the building, working details of the new external doors, door frames and windows including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors, doorframes and windows shall be in accordance with these approved details, and be so retained.
- 5 Before their use on the building, details/samples of the materials to be used for the external surfaces of the dwelling, including the lime render mix, oak cladding and rainwater goods, shall be submitted to, and approved in writing by, the Local Planning Authority. Only such approved materials shall be used, and shall be so retained.
- 6 Before their use within the site or on the site boundaries, details/samples of any materials to be used for hard surfacing and details of any boundary treatments, shall be submitted to, and approved in writing by, the Local Planning Authority. Only such approved materials and boundary treatments shall be used, 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To protect the character and appearance of the Grade II listed building, in accordance with policy DM27 of the Mid Devon 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 character and appearance of the listed building in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).			
5		To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the listed building in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).			
6		To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the listed building in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).			

Reasons

The proposal is considered to be acceptable in that, subject to the agreed listed building reinstatement works being carried out and subject to window details and materials, the proposal is considered to retain the character of the lincage and to be acceptable in terms of its impact on the Grade II listed building. The works are considered to be in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

16/01937/HOUSE	Leigh Cottage East Leigh Crediton Devon EX17 6LJ	Erection of two-storey extension, with basement following demolition of existing lean-to and single storey side extension	PERMIT	DEL	14/02/2017
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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 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 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) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13

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, DM2 and DM13.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

16/01938/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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01939/HOUSE	River Vale Silverton Exeter EX5 4HG	Erection of two-storey rear extension and single storey front extension	PERMIT	DEL	14/02/2017

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 front extension and two storey rear extension, in terms of their scale, design and position are considered to be supportable in policy terms. There is sufficient justification that the extension to this agriculturally tied dwelling is required to meet the needs of the holding and will not adversely impact on the financial stability of the agricultural enterprise. 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, DM10 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.

16/01941/HOUSE	Wisteria House Cheriton Bishop Exeter Devon EX6 6JU	Conversion of garage to annex	PERMIT	DEL	13/02/2017
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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 annex accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Wisteria House, Cheriton Bishop, EX6 6JU and shall not at any time be used, either by way of being let, given or sold, as a separate unit of accommodation or for commercial purposes.

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 The proposed accommodation does not comply with the nationally described space standards and furthermore given the relationship with the main dwelling it is not considered that a separate unit of accommodation would achieve a suitable level of amenity for future residents.

Reasons

The application scheme for the conversion of the existing garage to annexe accommodation at Wisteria House is considered to be supportable in policy terms. The proposed alterations to the appearance of the building is considered to respect the character and setting of the existing dwelling. It is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties and/or the setting or the character and appearance of the Conservation Area. Overall subject to restricting the use of the unit to ancillary accommodation to the main house the proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, DM13, 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 per application discussion 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.

16/01945/ADVERT	138 High Street Crediton Devon EX17 3DX	Advertisement consent to display 2 externally illuminated fascia signs	PERMIT	DEL	14/02/2017
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Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- 2 The advert(s) hereby granted consent shall be removed on or before [fill in] at the end of a period of 5 years from the date of this consent.[]

Reasons

- 1 The adverts hereby granted consent shall be removed on or before 6th February 2022 at the end of a period of 5 years from the date of this consent.
- 2 In accordance with Part 3, Paragraph 14(7) of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

In accordance with the guidance in the NPPF paragraph 67, the Council is justified in requiring a higher quality of advertisement for this location. The proposed illuminated signs would be acceptable in terms of their design and impact on the locality and so would accord with Core Strategy Policy (Local Plan Part 1) COR2 and Local Plan Part 3 Development Management Policy DM2 and DM7. The proposal would be acceptable in terms of road safety and do not have a detrimental impact on the setting of a listed building contrary to Policy DM27.

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.

16/01948/FULL	Land and Buildings at NGR 303161 108402 (Venn Farm) Cullompton Devon	Variation of conditions 1, 2, 4, 5, 6, 8, 12, 13, 14, 15, 16, 18 and 20 to allow for phasing, to reflect details already permitted and to accord with the S278 process and removal conditions 9, 10 and 11 of planning approval 09/01573/MOUT	PERCON	DEL	15/02/2017
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Conditions

- 1 Phase 1 shall be carried out in accordance with the details approved by Reserved Matters application 16/01289/MARM.
- 2 No development in respect of Phase 2 (or any other phase of development other than Phase 1) shall begin until detailed drawings to an appropriate scale of the layout, scale and appearance of the buildings and the landscaping of the phase (the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority. The details required to be submitted shall include a mitigation plan in respect of minimising noise pollution.
- 3 Application for approval of the Phase 2 (or any other phase of development other than Phase 1) Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from 10th March 2015.
- 4 The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture for each phase shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction on each phase begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to and approved in writing by the Local Planning Authority.
- 5 No building in any agreed phase of the development shall be first brought into its use until the following works have been carried out in accordance with the approved details:
 - a)The roads including the vehicle turning head(s) within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed;
 - b)The footways and footpaths which provide that building with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level;
 - c)Visibility splays have been laid out to their final level;
 - d)The street lighting for the roads and footpaths has been erected and is operational;
 - e)The car parking and any other vehicular access facility required by this permission have been completed;
 - f)The verge and service margins and vehicle crossing on the road frontage of the buildings have been completed with the highway boundary properly defined.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		Within twelve months of the first use of the first building in an agreed phase of the development all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed in accordance with the approved details.			
7		No part of the development hereby permitted shall begin until: (a) the re-prioritising of, and improvements to the Kingsmill Road/Saunders Way junction, and (b) the extension of Saunders Way, improvements to Kingsmill Road, and the associated off-site highway works between the extension/improvement works and the site access itself, and (c) the site access itself have been provided in accordance with details that shall have been previously submitted to, and approved in writing by, the Local Planning Authority. Once provided the above approved works shall be retained and maintained for that purpose at all times.			
8		No development shall begin on any particular phase until a scheme for the disposal of surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority for the phase in question. The scheme shall incorporate best practice techniques in the form of swales, attenuation basins, above ground ponds and basins and incorporate numerous flow controls devices, and shall also include a timescale for its implementation and details of how the drainage scheme shall be maintained after completion. The approved surface water drainage scheme shall be provided in accordance with such approved details and shall be so retained and maintained.			
9		No development shall begin until a minimum 7 metre unobstructed buffer has been provided between the eastern bank of the River Culm and any pond, swale or other drainage feature. Such buffer shall be permanently so retained.			
10		No development shall begin on any particular phase until details of finished floor and site ground levels has been submitted to, and approved in writing by, the Local Planning Authority for the phase in question. The development shall proceed in accordance with such approved details and the approved levels shall be permanently so retained.			
11		In the event that contamination is found at any time when carrying out any phase of the development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken and, where remediation is necessary, a remediation scheme (together with a timetable for its implementation) shall be prepared and submitted to and approved in writing by the Local Planning Authority. The development in any phase must proceed only in accordance with the approved remediation scheme and, following completion of measures identified in the approved scheme, a verification report shall be prepared and submitted to and approved in writing by the Local Planning Authority, before the phase in question is brought into its permitted use.			
12		The development shall be carried out in accordance with the construction compliance recommendations and habitat & species enhancement recommendations detailed in the Updated Ecological Report by Devon Wildlife Consultants dated 25th November 2015 and the mitigation strategy and habitat management recommendations detailed in the Dormouse Mitigation Strategy by Devon Wildlife Consultants dated 22nd August 2016, submitted under reserved matters application reference 16/01289/MARM.			
13		The development shall proceed in accordance with the recommendations made in the AC Archaeology Written Scheme of Investigation dated 22nd July 2016, submitted under reserved matters application reference 16/01289/MARM.			
14		No external lighting shall be installed on any phase unless in accordance with a mitigation plan in respect of minimising light pollution which shall have been previously submitted to and approved in writing by the Local Planning Authority.			
15		At least 15% of the energy to be used on any particular phase shall be provided from solar panels which shall be installed and operational before the phase is first brought into its intended use.			
16		The development shall be constructed to achieve at least a BREEAM "very good" standard.			
17		The development shall not be occupied on any particular phase until the parking facilities (including cycle parking and electric vehicle charging points), commercial vehicle loading/unloading areas and commercial vehicle turning facilities have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority for the phase in question. Once provided the above works shall be retained and maintained for that purpose at all times.			
18		The Framework Travel Plan (FTP) prepared by WSP Parsons Brinckerhoff dated August 2016 shall be implemented, monitored and reviewed in accordance with the agreed FTP targets, submitted under reserved matters application reference 16/01289/MARM.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 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.
- 2 The application was submitted as an outline application in accordance with the provisions of Articles 4 & 5 of The Town and Country Planning (Development Management Procedure) Order 2010.
- 3 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.
- 4 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 5 To ensure the proper development of the site and adequate access and associated facilities are available for all traffic attracted to the site in accordance with policy DM2 of the Local Plan 3 (Development Management Policies).
- 6 To ensure the proper development of the site and adequate access and associated facilities are available for all traffic attracted to the site in accordance with policy DM2 of the Local Plan 3 (Development Management Policies).
- 7 To ensure that adequate access is available for all traffic attracted to the site in accordance with policy COR9 of the Mid Devon Core Strategy (LP1).
- 8 To ensure that surface water from the site is appropriately managed so as to not increase the flood risk in accordance with policy COR11 of the Mid Devon Core Strategy (LP1).
- 9 To allow migration of the channel over the lifetime of the development and allow access for maintenance of the river channel, so as to not increase the flood risk in accordance with policy COR11 of the Mid Devon Core Strategy (LP1).
- 10 To ensure the development minimises risk of flooding in accordance with policy COR11 of the Mid Devon Core Strategy (LP1).
- 11 To ensure risks from land contamination to the future users of the land, neighbouring land and controlled waters are minimised and to ensure the development can be carried out safely in accordance with policy DM7 of the Local Plan 3 (Development Management Policies).
- 12 In order to minimise harm to protected species in accordance with the National Planning Policy Framework.
- 13 To ensure 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).
- 14 To minimise light pollution from the development in order to protect the amenities of nearby residents in accordance with policies DM2 and DM7 of the Local Plan 3 (Development Management Policies).
- 15 To provide a reduction in the carbon footprint of the development in accordance with policy AL/IN/6 of the AIDPD.
- 16 In the interests of sustainability of the development in accordance with policy AL/IN/6 of the AIDPD.
- 17 To ensure the proper development of the site and adequate access and associated facilities are available for all traffic attracted to the site in accordance with policy DM2 of the Local Plan 3 (Development Management Policies).
- 18 In the interest of sustainability of the development in accordance with policy COR9 of the Mid Devon Core Strategy (LP1).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal to vary the conditions is considered to be acceptable in that it allows for the development to come forward in two stages, reflects reserved matters details approved for Phase 1 and agreed in respect of off-site highway works. The variation of condition application does not materially change the development approved under planning permission 09/01573/MOUT. The development is considered to remain in accordance with policies Mid Devon Core Strategy (LP1) COR1, COR4, COR9, COR11, COR14, COR18, AIDPD (LP2) AL/IN/6, AL/CU/15 and Local Plan 3 (Development Management Policies) DM2, DM3, DM6, DM7, DM8, DM20, DM27, DM28.

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.

16/01949/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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.
- 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 Crediton, 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 polices 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
16/01950/ARM	Land at NGR 3035334 110531 (Townlands) Willand Devon	Reserved Matters for the erection of a dwelling following Outline approval 15/00955/OUT	PERMIT	DEL	15/02/2017

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 No development shall begin until final details of the sustainable urban drainage system proposed to serve the site following the results of a percolation test, including details of the long term management and maintenance plans for the SUDS scheme, have been submitted to and approved in writing by the Local Planning Authority. Provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway. Once agreed, the development shall proceed in accordance with the approved scheme, which shall be fully operational before the proposed dwelling is first occupied, and shall be permanently retained and maintained in accordance with the approved details.
- 3 No part of the development shall commence until the tree protection fencing shown on drawing 1921-03 REVC has been erected in accordance with those details so that it also protects the construction exclusion zone shown on the same plan. Such fencing and construction exclusion zone shall be so retained during the entire construction period.
- 4 The hedge planting shown on drawing number 1921-03 REV D (received by the Local Planning Authority on 14th February 2017) shall be carried out prior to the first occupation of any part of the dwelling hereby approved. The plants shall be a minimum height of 1.6 metres on installation. Any trees or plants which within a period of five years from the implementation of the scheme die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size or species. Once provided, the landscaping scheme shall be so retained.
- 5 The 1.8 metre high close boarded fence on the north east boundary of the dwelling as shown on drawing number 1921-03 REV D (received by the Local Planning Authority on 14th February 2017) shall be installed prior to the first occupation of any part of the dwelling hereby approved and shall be retained and maintained as such thereafter.
- 6 Once provided, the approved parking spaces and turning area as shown on drawing number 1921-03 REV D (received by the Local Planning Authority on 14th February 2017) shall be retained and maintained for this purposed at all times.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure that there are appropriate measures in place to deal with surface water drainage before construction begins in order to prevent increased risk of flooding in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 3 To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with Mid Devon Core Strategy 2007 COR2 and the adopted Mid Devon Local Plan Part 3 policy DM2.
- 4 To ensure the privacy and amenity of the occupants of the neighbouring properties is retained, in accordance with policy DM2.
- 5 To ensure the privacy and amenity of the occupants of the neighbouring properties is retained, in accordance with policy DM2.
- 6 To ensure there are adequate parking and turning facilities on site to serve the dwelling, ensuring that all cars can leave the site in a forward gear, in the interests of highway safety and in accordance with policy DM8.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Outline planning permission for the erection of the dwelling was granted under LPA ref: 15/00955/OUT. This application seeks approval for the outstanding reserved matters. The appearance, layout, scale and associated landscaping are considered to be acceptable. The dwelling has sufficient private amenity space to reflect the size and location of the property. The material palette is considered to be acceptable and will enable the dwelling to sit comfortably within the street scene. Overall the proposed development is considered to be in accordance with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM14 and DM27 of the Local Plan part 3 (Development Management Policies).

Reasons

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

16/01951/FULL	Parish Hall Stoodleigh Devon	Erection of new entrance and toilet block following demolition of existing lean-to	PERCON	DEL	14/02/2017
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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 Notwithstanding drawing no. 01357/5, the proposed windows and doors shall be aluminium, powder coated, grey colour. Prior to their installation, sample sections with colour coating and drawings to scale indicating sections, mouldings and profiles shall be provided to the local planning authority and agreed in writing. The windows and doors shall be installed in accordance with the agreed details and retained thereafter.
- 4 Prior to commencement of the development, a section at a scale of 1:20 showing the relationship between the roof, windows and walls (with cladding) of the extension shall be submitted to the local planning authority and approved in writing. Such approved details shall be implemented on site and retained thereafter.
- 5 Prior to commencement of the development, samples of the cladding materials shall be submitted to the local planning authority and approved in writing. The cladding shall be installed in accordance with the agreed details and retained thereafter.
- 6 Rainwater goods on the extension hereby approved shall be Lindab steel half round profile and thereafter retained.
- 7 The roofing materials hereby approved are a Vieco cold roof system, coloured grey.
- 8 Prior to the commencement of the development details of the floor alterations, lintels and other structural details shall be submitted to the local planning authority and agreed in writing. The floor alterations and lintels shall be installed in accordance with the approved structural details.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		In order to ensure materials appropriate to the extension and to achieve a good visual appearance and coherent design (policy DM2).			
4		In order to ensure materials appropriate to the extension and to achieve a good visual appearance and coherent design (policy DM2).			
5		In order to ensure materials appropriate to the extension and to achieve a good visual appearance and coherent design (policy DM2).			
6		In order to ensure materials appropriate to the extension and to achieve a good visual appearance and coherent design (policy DM2).			
7		In order to ensure materials appropriate to the extension and to achieve a good visual appearance and coherent design (policy DM2).			
8		To ensure structural alterations appropriate to the development.			

Reasons

The proposed development is considered to be appropriately detailed and respects the character, scale, setting and design of the listed building whilst improving the community facility. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM2 and DM25 and DM27 and the National Planning Policy Framework and should be granted consent.

Reasons

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

16/01952/LBC	Parish Hall Stoodleigh Devon	Listed Building Consent for internal alterations and erection of new entrance and toilet block following demolition of existing lean-to	PERCON	DEL	14/02/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding drawing no. 01357/5, the proposed windows and doors shall be aluminium, powder coated, grey colour. Prior to their installation, sample sections with colour coating and drawings to scale indicating sections, mouldings and profiles shall be provided to the local planning authority and agreed in writing. The windows and doors shall be installed in accordance with the agreed details and retained thereafter.
- 4 Prior to commencement of the development, a section at a scale of 1:20 showing the relationship between the roof, windows and walls (with cladding) of the extension shall be submitted to the local planning authority and approved in writing. Such approved details shall be implemented on site and retained thereafter.
- 5 Prior to commencement of the development, samples of the cladding materials shall be submitted to the local planning authority and approved in writing. The cladding shall be installed in accordance with the agreed details and retained thereafter.
- 6 Rainwater goods on the extension hereby approved shall be Lindab steel half round profile and thereafter retained.

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7 The roofing materials hereby approved are a Vieco cold roof system, coloured grey.

8 Prior to the commencement of the development details of the floor alterations, lintels and other structural details shall be submitted to the local planning authority and agreed in writing.

Reasons

1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 In order to ensure materials and detailing appropriate to the extension and listed building, to retain its special historic and architectural interest (policy DM27).

4 In order to ensure materials and detailing appropriate to the extension and listed building, to retain its special historic and architectural interest (policy DM27).

5 In order to ensure materials and detailing appropriate to the extension and listed building, to retain its special historic and architectural interest (policy DM27).

6 In order to ensure materials and detailing appropriate to the extension and listed building, to retain its special historic and architectural interest (policy DM27).

7 In order to ensure materials and detailing appropriate to the extension and listed building, to retain its special historic and architectural interest (policy DM27).

8 In order to ensure works appropriate to the listed building and to minimise loss of historic fabric where possible, in accordance with policy DM27.

Reasons

The proposed works are considered to cause less than substantial harm to the listed building but that harm is outweighed by the public benefit of the improved community access. The design is such that the significance and special interest of the listed building is preserved despite the alterations and loss of some historic fabric. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

16/01959/FULL	Land at NGR 302764 119932 (Oakbrook Farm) Hockworthy Devon	Erection of extension to existing agricultural barn	PERCON	DEL	14/02/2017
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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 No development shall begin until a surface and dirty water drainage management plan has been submitted to and approved in writing by the Local Planning Authority. Such surface and dirty water drainage management plan shall detail the existing systems and demonstrate that these existing systems have capacity for the additional surface and dirty water that would be generated by the development.

4 No development shall begin until a manure management plan has been submitted to and approved in writing by the Local Planning Authority detailing and showing on a plan the areas in which the manure is to be stored and methods of disposal of the manure.

5 No external lighting shall be installed on the development unless approved in writing by the Local Planning Authority before it is installed.

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6 No development shall begin until the screening bund and planting required by condition 5 of planning permission 15/01383/FULL has been completed in accordance with the requirements of that condition. Once completed, the screening bund and planting shall be retained and maintained in accordance with the requirements of condition 5 of planning permission 15/01383/FULL.

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 development is on steeply sloping land and the details are required to ensure that the development does not increase flood risk elsewhere, in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 4 To ensure appropriate facilities are available for the increased storage and disposal of manure from the building, in accordance with policy DM22 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 5 To minimise light pollution at the site in accordance with policies DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 The planting was required in order to screen the development previously approved as it is in a prominent location. The extension to the agricultural building would not be acceptable until the screening bund and planting has been completed.

Reasons

The proposal is considered to be acceptable in that, subject to conditions relating to screening, waste and surface water management and manure management, the extension to the existing agricultural building is considered to be acceptable and not to have an unacceptable impact on the environment or the visual amenities of the area. The development is considered to be in accordance with policies COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), and DM2 and DM22 of the 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 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.

16/01974/FULL	Land at NGR 297183 111913 Cromwell Park Tiverton Devon	Erection of 2 dwellings	PERCON	DEL	15/02/2017
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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 No development shall begin until details/samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		Prior to the first occupation of the dwellings hereby approved the parking areas shall be provided in accordance with details shown on the submitted plans. Following their provision these facilities shall be so retained.			
6		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, and E of Part 1, relating to enlargement /extension of dwelling, additions to roof, porches, outbuildings, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
7		The good practice/mitigation works as proposed in the Ecological Impact Assessment (19th December 2016) prepared by Richard Green Ecology shall be implemented, completed and retained in accordance with the requirements of that report.			
8		No development shall begin until a construction management plan to cover the entire period of construction has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the construction management plan. The plan shall include the following details: oProposed days and hours of construction work on site; oProposed days and times of deliveries to the site; oProposed parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site (e.g. delivery of materials and plant, removal of excavated material); oProposed storage location of building materials on the site; oProposed mitigation to prevent significant dust or dirt on the highway.			

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) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM14
- 4 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 5 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 6 To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and amenity space are maintained for the proposed dwelling in accordance with policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure the proposed development retains the known biodiversity assets in accordance with policy DM2 LP3 DMP
- 8 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal would be in conflict with Policies COR 13 and COR 18 of the CS. However, the Council has been unable to demonstrate a five-year supply of deliverable housing sites. In such circumstances, paragraph 49 of the Framework deems that relevant policies for the supply of housing should not be considered up-to-date and therefore only limited weight can be attached to them. The proposal would bring important social benefits in terms of delivering market and accessible housing and it would also promote economic activity. The Council attaches considerable weight to these matters, in light of the Council's current housing land supply position and the need for economic growth. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. Adequate on-site parking with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwelling and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. The proposal is therefore in accordance with policies COR9, COR2, and COR13 of the Mid Devon Core Strategy 2007, together with policies DM1, DM2, DM3, DM8, and DM14. Therefore no environmental harm has been identified which is not capable of being mitigated through the use of planning conditions and the submitted S106. Accordingly there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the development when assessed against the policies in the Framework taken as a whole. There are no specific Framework policies indicating that development should be restricted. There are a number of dwellings within the settlement limit that are further from the facilities of Tiverton. Therefore, it is difficult to argue that residential development on this site is in any less of a sustainable position than some that are within the settlement limits. Therefore the proposed development is considered to be sustainable. Therefore there is a significant material consideration sufficient to outweigh the development plan conflict, indicating that planning permission should be granted.

Reasons

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

16/01992/CLP	61 Townlands Bradninch Exeter Devon EX5 4QY	Certificate of Lawfulness for the proposed formation of access and provision of hardstanding for the parking of vehicles	PERMIT	DEL	14/02/2017
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Conditions

- 1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2008 and Article 3, Schedule 2, Part 2, Class B of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

16/01993/HOUSE	1 Follett Road Tiverton Devon EX16 4EX	Erection of a single storey rear extension	PERMIT	DEL	17/02/2017
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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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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 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, DM13.

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 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 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.

17/00023/HOUSE	31 Winswood Crediton Devon EX17 3EY	Erection of an extension	PERMIT	DEL	17/02/2017
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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 a two storey side extension 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 adverse impacts to the living conditions of occupants of neighbouring properties. On this basis the proposals are considered to comply with Policy COR15 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

17/00024/HOUSE	Barnfield Farmhouse Morchard Road Crediton Devon EX17 5LH	Erection of a 2 storey conservatory/studio extension	PERMIT	DEL	17/02/2017
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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 a two storey conservatory/studio extension 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 Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the 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.

17/00032/HOUSE	Little Whitnage Whitnage Tiverton Devon EX16 7DS	Retention of replacement boundary fence, erection of shed, and installation of oil tank on concrete base	PERMIT	DEL	15/02/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposed works are considered to be reasonable and will not harm the setting of the listed building or cause adverse impacts on neighbours. They are therefore considered to be acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM2, DM13 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.

17/00051/HOUSE	Earlsland Cottage West End Road Bradninch Exeter EX5 4QP	Erection of an infill extension and pergola	PERMIT	DEL	13/02/2017
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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 single storey front extensions, 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, COR17 of the Local Plan part 3 (Development Management Policies) DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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