

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00282/FULL	Land at NGR 291124 101027 Carwithen Thorverton Devon	Erection of an agricultural managers dwelling and detached garage	PERCON	DEL	21/02/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 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 by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.
- 4 No development shall begin until working details of the new external doors/door frames/windows/rooflights, 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/rooflights shall be in accordance with these approved details, and be so retained.
- 5 The existing mobile home indicated on the block plan (1:500) on 'Proposed Detached Farm House at "Carwithen" Farm Thorverton Exeter EX5 5PN Drawing Number 1 Revision 1 submitted on 25th May 2016, shall be removed within one calendar month of the first occupation of the approved dwelling.
- 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 of Part 1, relating to the enlargement of a dwellinghouse or addition or alteration to the roof of a dwellinghouse shall be undertaken within the application dwelling curtilage without the Local Planning Authority first granting planning permission.

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 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the erection of new dwellings without special agricultural/occupational justification in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and guidance in National Planning Policy Framework (NPPF).
- 4 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy Policy COR18 and Local Plan Part 3 (Development Management Policies) Policy DM2.
- 5 To safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy Policy COR18 and policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the visual amenities of the area and to ensure that the dwelling remains of a size commensurate with the needs of the agricultural holding to which it relates in accordance with Mid Devon Core Strategy (2007) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policy DM2 and DM10 and the National Planning Policy Framework.

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

Reasons

The proposed development for the erection an agricultural farm manager's dwelling and detached garage is considered to be acceptable in that the applicant has demonstrated there is an essential need for a full time worker to live on site in order to operate the planned enterprise and that the enterprise is planned on a sound financial basis. The size and scale of the proposed dwelling whilst relatively large is considered to be commensurate with the scale of the operation and the needs of the farm manager and is justified. There are not considered to be any design considerations which would warrant a refusal which cannot be controlled via condition. A suitable access is in place and sufficient parking provision is to be provided. The site has previously been investigated for archaeological remains and no further investigation is required. Overall, subject to the agreement of a section 106 tying the dwelling to the operation and land, the proposal is considered to be in accordance with policy COR2 of the Core Strategy (2007), and DM2, DM8, DM10, DM14, DM15 and DM27 of the Local Plan Part 3: Development Management Policies (2013).

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 negotiaton with applicant over location of dwelling and size of curtilage to ensure policy compliant proposal. 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.

16/01492/HOUSE	8 Livingshayes Road Silverton Exeter EX5 4JW	Retention of garden decking	PERMIT	DEL	21/02/2017
-----------------------	---	-----------------------------	--------	-----	------------

Reasons

The decking is acceptable in terms of its scale, design and position at the rear of the property. It respects the character, scale, setting and design of the existing dwelling. It does not result in overdevelopment of the curtilage and there are no significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; 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 pre application discussion. 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.

16/01857/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
---------------------	---	---	--------	-----	------------

Conditions

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

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

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 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.

16/01962/HOUSE	30 Sideling Fields Tiverton Devon EX16 4HG	Retention of decking and steps to side of dwelling	PERMIT	DEL	20/02/2017
-----------------------	---	---	--------	-----	------------

Reasons

The decking is acceptable in terms of its scale, design and position at the side of the property. It respects the character, scale, setting and design of the existing dwelling and does not result in overdevelopment of the curtilage. There are no significant adverse impacts on the living conditions of occupants of the neighbouring properties sufficient to warrant refusal. Overall the proposal is considered to comply with the following policies; 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 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.

16/01978/HOUSE	24 Silverdale Silverton Exeter EX5 4JF	Erection of single storey extension	PERMIT	DEL	21/02/2017
-----------------------	---	--	--------	-----	------------

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.

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

Reasons

The proposed single storey front extension, in terms of its scale, design and position is 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, COR17 of the Local Plan part 3 (Development Management Policies) DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

16/01984/FULL	19 Exeter Road Silverton Exeter EX5 4HX	Erection of a dwelling following demolition of existing bungalow	PERCON	DEL	24/02/2017
----------------------	---	--	--------	-----	------------

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 external doors, door frames and windows hereby approved 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.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no new windows or doors shall be installed in the north facing elevation of the dwelling or in the south facing elevation of the dwelling without the Local Planning Authority first having granted planning permission.
- 5 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 6 Demolition should be carried out in such a manner as to minimise the potential for airborne nuisance, additional land contamination and/or the creation of additional contamination pathways either on the site or at adjacent properties/other sensitive receptors. Prior to demolition commencing, a works plan and risk assessment shall be submitted for approval to the Local Planning Authority for consultation with Environmental Health Services. This plan and assessment should identify and risk-assess any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and amenities of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

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

- 4 To safeguard the residential amenities of neighbouring residents in accordance with Local Plan Part 3: (Development Management Policies) DM2.
- 5 To safeguard the residential amenity of neighbouring residents in accordance with Local Plan Part 3: (Development Management Policies) DM2.
- 6 To safeguard the residential amenity of neighbouring residents in accordance with Local Plan Part 3: (Development Management Policies) DM7.

Reasons

The demolition of the bungalow and erection of a single dwelling is in accordance with policy COR17 as the site is within the defined settlement limit of Silverton. The dwelling will not have a detrimental impact on the street scene and neither will it have an overbearing impact on the amenity of the occupiers of neighbouring properties in accordance with policy COR2 of the Core Strategy and policy DM2 Local Plan Part 3 (Development Management Policies). The design will sit comfortably alongside existing properties in Exeter Road and the dwelling will have a generous sized garden and parking provision. The size of the dwelling is in accordance with national policy guidance. The development is in accordance with policies COR2, COR9 and COR17 Mid Devon Core Strategy (LP1) and policies DM2, DM8 and DM14 Local Plan Part 3 (Development Management Policies).

Reasons

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

16/01990/TPO	1 The Acorns Uffculme Cullompton Devon EX15 3BH	Application for partial crown reduction/pruning of approx 5 branches of Heritage Oak by 2-3m overhanging the property protected by Tree Preservation Order 02/00011/TPO	PERMIT	DEL	23/02/2017
--------------	---	---	--------	-----	------------

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown reduce by 2-3m, the lowest limbs on the north side of the canopy, where the tree overhangs the conservatory. Pruning wounds to be no more than 100mm, natural target pruning.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

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

Reasons

Grant permission, The pruning will ensure a harmonious relationship between the tree and the property and have little effect on the health or amenity value.

16/01993/HOUSE	1 Follett Road Tiverton Devon EX16 4EX	Erection of a single storey rear extension	PERMIT	DEL	17/02/2017
----------------	---	--	--------	-----	------------

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 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) 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
----------------	--	--------------------------	--------	-----	------------

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
------------	---------	----------	----------	---------------	---------------

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.

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
-----------------------	--	---	--------	-----	------------

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.

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

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.

17/00048/CLU	Stags Holt Washfield Tiverton Devon EX16 9RF	Certificate of lawfulness for the existing use of a dwelling in breach of agricultural occupancy condition (2) of planning permission EN.5613 for a period in excess of 10 years	PERMIT	DEL	22/02/2017
--------------	--	--	--------	-----	------------

Reasons

From the evidence submitted in support of this application, and in the absence of any counter evidence, the Local Planning Authority considers on the balance of probability that the dwellinghouse known as Stagsholt, Washfield, has been occupied in breach of condition (2) of planning permission EN.5613 for a period in excess of 10 years.

17/00050/LBC	Little Whitnage Whitnage Tiverton Devon EX16 7DS	Listed Building Consent for replacement of external doors and various windows, creation of bathroom on first floor, alteration of ground floor bathroom, insertion of rooflights, and other minor alterations and repairs	PERCON	DEL	22/02/2017
--------------	--	---	--------	-----	------------

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their installation, a vertical and a horizontal section through the proposed new windows shall be submitted to the local planning authority and approved in writing. The windows shall be made and installed to these agreed details and thereafter retained.
- 4 Notwithstanding the details contained in the first floor proposed layout plan, no sound insulation or other intervention should be carried out to any walls other than the partition between the two first floor bedrooms and new partitions agreed as part of this application.
- 5 All bathroom and kitchen extract ventilation should exit the building under the eaves through the soffits only.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		In order to ensure appropriate detailing and a visual appearance that will preserve the listed building's special architectural and historic interest in accordance with DM 27 of the Local Plan (Part 3, Development Management policies.)			
4		In order to ensure that only justified and appropriate work is carried out to the listed building, to preserve its special architectural and historic interest in accordance with DM 27 of the Local Plan (Part 3, Development Management policies.)			
5		In order to ensure that works carried out protect the appearance of the listed building in accordance with DM 27 of the Local Plan (Part 3, Development Management policies.)			

Reasons

The proposed works are considered to be reasonable and justified and will not cause harm to the listed building's fabric or special architectural or historic interest. They are therefore considered to be acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

17/00067/HOUSE	21 Rackenford Road Tiverton Devon EX16 5AF	Replacement of existing flat roof on workshop with slate roof	PERMIT	DEL	20/02/2017
-----------------------	---	--	--------	-----	------------

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 roof 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/building to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of 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 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.