

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00351/FULL	Chillomene Uplowman Tiverton Devon EX16 7LX	Conversion of former dairy barn to residential annex	PERMIT	DEL	10/03/2017

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 annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Chillomene, Uplowman, EX16 7LX 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.
- 4 The recommendations proposed in the Ecological Survey Report (21st March 2016) prepared by David F Wills shall be implemented, completed and retained in accordance with the requirements of that report.

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 located outside defined settlement limits in the open countryside where national and local planning policy prohibits the creation of new dwellings unless in special circumstances in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 4 To ensure the protection of any ecological interests at the site in accordance with policy DM2 and the Conservation (Natural Habitats & Conservation) Regulations 1994 (Statutory Instrument No 2716) amended in 2007.

Reasons

The application scheme for the conversion of an existing building to annexe accommodation at Chillomene 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 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 COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, 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 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
16/01232/FULL	Redgates Farm Bickleigh Tiverton Devon EX16 8HF	Conversion of a redundant rural building to a residential dwelling	PERCON	COMM	09/03/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their installation working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 4 Prior to their installation, a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment so approved shall be completed in accordance with the approved details and 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, or Class A of Part 2 of Schedule 2, relating to enlargement, improvement, other alteration of a dwellinghouse, addition or alteration to roof, porch, buildings incidental to the enjoyment of a dwellinghouse, erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, shall be undertaken within the dwelling curtilage 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 visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 4 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy 2 (Local Part 1) Policy COR2 Local Plan Part 3 (Development Management Policies) DM2 and DM11.

Reasons

The conversion of the building would provide a future use of the building which is currently redundant. The conversion would cause no harm to the local highway network, external appearance of the building or residential amenities of the nearest dwelling. The building could be converted without significant extension while maintaining nature conservation interest associated with it. The proposal is considered to be compliant with policies DM2 and DM11 Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01889/FULL	Uffculme School Chapel Hill Uffculme Cullompton Devon EX15 3AG	Erection of extension to teaching block to provide additional classroom and staff office	PERCON	DEL	10/03/2017

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 Before the development hereby approved is first occupied, a landscaping scheme to improve the southern boundary of the school site in the vicinity of the application site shall have been carried out in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development does not have an unacceptably adverse impact upon the privacy or amenity of neighbouring residential properties in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposed building will provide additional teaching facilities to serve the existing secondary school and will replace two temporary teaching blocks on the site. The design of the building is appropriate for its intended use and in the context of the school site and its surroundings. The site is in close proximity to the boundary with properties at Highland Terrace and this development will bring a teaching block closer to this than the present situation. However, having regard to the limited alteration in this proximity and subject to a condition requiring the provision of a landscaping scheme to improve the current vegetated boundary, it is not considered that the development will cause demonstrable harm and on balance the application is acceptable. Taking account of all material considerations the application is in accordance with the requirements of policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM25 of 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01890/FULL	Land and Building at NGR 286975 114472 (Mount Pleasant Farm) Templeton Devon	Erection of an agricultural barn	PERCON	DEL	07/03/2017

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 external lighting shall be installed on the building without the prior written consent of the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the living conditions of the occupiers of nearby properties and to protect the rural environment from unnecessary light pollution in accordance with Policy DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The proposed development is considered to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape. The living conditions of a nearby property would not be harmed. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies) and government policy as contained in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in 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
16/01917/FULL	Land at NGR 283175 113696 (Menchine Farm) Nomansland Devon	Variation of Condition (3) of planning permission 15/01571/MFUL to allow increase in size of chicken houses from a total of 5040 sq.m. to 5196 sq.m., re-positioning of boiler house and office, and amendment to entrance track layout, and Condition (5) to a	PERCON	DEL	07/03/2017

Conditions

- 1 The effective for the terms of this permission is considered to be 15th December 2016 which is the date of the application submission.
- 2 The approved scheme of landscaping approved pursuant to Local Planning Authority ref: 15/01571/MFUL shall be carried out prior to the commencement of the development of any of the buildings hereby approved. Any trees or plants which within a period of 10 years from the completion of the buildings die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice. The development shall be completed in accordance the approved details thereafter.
- 4 Any part of the development hereby approved shall be completed in accordance with the construction management plan approved pursuant to Local Planning Authority ref: 15/01571/MFUL at all times.
- 5 A management plan, setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage Systems (SUDS) including pipes, detention areas, and associated flow control devices, shall be submitted to, and approved in writing by, the Local Planning Authority within 28 days of the date stated on this decision notice. The SUDS shall thereafter be managed in accordance with the agreed details.
- 6 There shall be no outdoor storage of any waste materials generated by the approved scheme of development either on the application site and/or on any other land controlled by the applicant.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In the interest of the visual amenity and landscape quality of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 To prevent mud and other debris being carried onto the public highway and in the interest of public safety and to prevent damage to the highway in accordance with policy COR9 of Mid Devon Core Strategy (Local Plan Part 1).
- 5 To ensure that there are appropriate measures are in place to deal with drainage from the site to prevent an increased risk of flooding in accordance with policy COR11 of Mid Devon Core Strategy (Local Plan Part 1).
- 6 In order to protect the general amenities of the area, and in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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

Reasons

The proposals are for amendments to the approved scheme of development at Menchine Farm permitted under Local Planning Authority ref: 15/01571/MFUL and has been submitted part retrospectively. The current proposals seek to regularise an increase in the size of chicken houses from a total of 5040 sq.m. to 5196 sq.m., re-positioning of boiler house and office, and amendment to entrance track layout, and to allow a revised surface water drainage scheme which utilises an existing drainage pond on the site. The revised scheme is considered to be supportable in policy terms as a matter of principal, and furthermore it is not considered that the proposed changes to the scheme of development would sufficiently harm the landscape character and/or visual amenities of the area in the long term to justify refusing this application when considered individually and/or cumulatively with the existing buildings and lawful uses on the farm complex. Furthermore it is not considered that the change to the size of the chicken houses would result in significantly different transport patterns to that predicted on the basis of the approved floorspace and therefore it is not considered that the proposed number of additional traffic movements on the public highway which would be generated by the application, or impact on the general amenities of the area to the extent that a reason for refusal would be justified. Finally the revised strategy for managing the disposal of surface water from the development is considered acceptable without result in flooding issues in the locality and/or affecting the quality of nearby water courses. On balance it is therefore considered that the revised application scheme remains sufficiently in compliance with Policies COR2, COR9, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, and DM22 of the Local Plan Part 3: (Development Management Policies) and government policy as contained in the National Planning Policy Framework.

Reasons

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

16/01953/HOUSE	Howden Lodge Willand Old Village Willand Cullompton Devon EX15 2RJ	Conversion of outbuildings to living accommodation, erection of single storey extension and construction of new vehicular access	PERCON	DEL	07/03/2017
-----------------------	---	--	--------	-----	------------

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 other works shall be undertaken until the new access and driveway shown on the approved plans has been provided.
- 4 The accesses and driveway shown on the approved plans shall be surfaced in a bound material and drained so that no surface water discharges onto the public highway in accordance with details and a timescale that shall first have been submitted to and approved in writing by the Local Planning Authority before the new access and driveway is first brought into use. Once approved, the development shall be carried out in accordance with the approved details.
- 5 The development shall be carried out at all times in strict accordance with the Written Scheme of Investigation (Project design for archaeological monitoring and recording) by AC Archaeology dated February 2017, document reference ACD1567/2/1 (pages marked ACD1566/1/1).

Reasons

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

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

- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that suitable off-street parking is available at the site for the duration of the works, in the interests of highway safety and existing pressures on on-street parking.
- 4 To ensure that a suitably surfaced and drained access is provided in the interests of highway safety.
- 5 To ensure, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in Paragraph 5.3 of Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies), that an appropriate record is made of archaeological evidence that may be affected by the development.

Reasons

The site lies within the historic core of Willand Old Village and within the conservation area. Subject to the imposed conditions, the development will not have a demonstrable impact upon the character and appearance of the conservation area or upon the subject building, which along with its boundary wall are recognised heritage assets. The proposals seek to enhance the existing building and make it and its grounds more suited to modern living. The alterations to the vehicular access to the site are not in accordance with standards normally expected by the Highway Authority but will be an improvement over the existing situation, enabling vehicles to enter and exit the site in a forward gear and potentially aiding current on-street parking pressures in the immediate vicinity. The development will not have an adverse impact upon the privacy or amenity of any neighbouring properties. Having regard to all material considerations the development accords with the requirements of Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM13 and DM27 of 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 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.

16/01960/FULL	Wood View Eggesford Chulmleigh Devon EX18 7JY	Erection of replacement dwelling, garage and workshop and formation of new vehicular access	PERMIT	DEL	06/03/2017
----------------------	--	---	--------	-----	------------

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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 or D of Part 1 of Schedule 2, shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 The double garage and store building, hereby approved, shall be used for storage of private motor vehicles and/or domestic storage purposes only and shall not be used to provide additional living accommodation.
- 5 The development hereby permitted shall be carried out at all times strictly in accordance with the recommendations of the ecological survey report by Butler Ecology (24th August 2016).

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

- 6 Notwithstanding the scope of the new planting shown on the plans submitted to support the application, revised plans shall be submitted to confirm the visibility splay at the new site entrance and at the junction between Water Mill lane and the A377 in terms of the new planting as shown at area B as indicated on plan 04 revA. The treatment to these boundaries shall be carried out in accordance with these approved details and with the existing access to be stopped up prior to the occupation of the replacement dwelling, and maintained as such thereafter.
- 7 The replacement dwelling shall not be occupied until the existing dwelling has been demolished and all resultant material arising from the demolition of it has been removed from the site.
- 8 The temporary caravan located on the site shall be removed within one calendar month of the date of first occupation of the replacement dwelling hereby approved.

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 size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan part 3 (Development Management Policies) and to ensure development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the biodiversity interest at the site.
- 5 To ensure the size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan part 3 (Development Management Policies).
- 6 To ensure the scheme provides a positive contribution to the character and appearance of the area whilst maintaining safety for other users of the highway and in accordance with policy COR2, COR9 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 of the Local Plan part 3 (Development Management Policies).
- 7 To ensure the scheme provides a positive contribution to the character and appearance of the area whilst providing a single dwelling on the sites in accordance with policy COR2, COR18 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 of the Local Plan part 3 (Development Management Policies).
- 8 In accordance with the application details and to reflect the provisions of policy COR18 of the Mid Devon Core Strategy (Local Plan part 1).

Reasons

The application scheme for the erection of a replacement dwelling, new garage/store and alteration to vehicular access is considered to be supportable in policy terms. The scheme presents a reasonable increase in floor space that is compliant with policy DM12 and is considered to be appropriate for this rural site. There are no nearby properties that would be significantly impacted by the proposal. It is considered that the overall increase in scale, and the proposed design of the replacement dwelling, are acceptable and would not harm the character and appearance of the area. The material palette is considered to be appropriate for the rural location. The access and parking arrangements are considered to be acceptable. The proposal would not result in any harm to biodiversity interests at the site. On this basis the proposal is considered to comply with the following policies, COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM12, DM13 and DM14 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
16/01967/FULL	Building at NGR 301779 106783 (Common Room) Woolcott Way Cullompton Devon	Change of use of common room to 1 bedroom bungalow	PERCON	COMM	07/03/2017

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 Before the development hereby permitted is first brought into use, the parking areas indicated on the approved plans shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details that shall have been previously submitted to, and approved in writing by, the Local Planning Authority. Following their provision, these facilities 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 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with DM2 and DM8 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is acceptable as the site is within the defined settlement limit of Cullompton where new residential development is permitted. It is considered that the proposed development will be compatible with its surroundings and will make a good use of underused common room amongst existing dwellings and provide a reasonable contribution to the housing stock for the area. It is considered that this proposal will reasonably complement the appearance of the street scene and be sympathetic in terms of the relationship with the adjoining buildings. The juxtaposition with the existing nearby residential development is considered to be such that no significant impact in terms of harming the privacy and creating overlooking of neighbouring properties will arise from this proposal. Adequate on-site parking and vehicle manoeuvring facilities can be provided to serve the property. The proposal is in accordance with policies COR14 of the Mid Devon Core Strategy (Local Plan Part 1)DM2, DM8, DM14, DM15, and DM25 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 negotiation 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.

16/01970/FULL	Land and Buildings at NGR 305623 110380 (Bradfield Park) Bradfield Willand Devon	Change of use of land to allow the siting of 3 static caravans for holiday let accommodation	PERMIT	DEL	10/03/2017
----------------------	--	--	--------	-----	------------

Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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 units shall be occupied for holiday purposes only. (ii) The holiday accommodation units 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 'Extended Phase 1 Habitat Survey' prepared by Seasons Ecology dated December 2016 shall be carried out and all necessary works completed prior to the first use of the units.			
5		This permission shall only authorise the use of the application site for the stationing thereon of static caravans which comply with the description 'caravan' as defined in Section 29(1) of the Caravan Sites and Control of Development Act 1960 (as amended) and Section 13(1)(2) of the Caravan Sites Act 1968 (as amended).			

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.
- 5 To restrict the scope of this permission in accordance with the submitted details and to preserve the character and appearance of the rural locality, in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM24 of Local Plan Part 3 (Development Management Policies).

Reasons

The application for holiday accommodation is considered to be supportable in policy terms. The proposed units 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 lets 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 settlements to utilise its services and therefore support the ongoing provision of these community facilities. The scheme has been designed to enable the units to sit comfortably within the site 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 discussions and a site visit. 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
16/01986/FULL	St Andrews Primary School St Andrews Estate Cullompton Devon EX15 1HU	Erection of extension and internal alterations to form new school entrance, offices and teaching areas; conversion of existing children's centre to 2 classrooms and ancillary accommodation; construction of covered link; conversion of administration block	PERCON	DEL	10/03/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the first occupation of any part the development hereby approved, specific details of the final sustainable urban drainage system proposed to serve the site, including details of the long term management and maintenance plans for the SUDS scheme shall be submitted to and approved in writing by the Local Planning Authority. The capacity of the drainage system shall be sufficient to accommodate at least a 1 in 100 year event + 40% additional capacity to account for climate change. Provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway and to ensure there is no risk of water from the infiltration devices flowing through weep holes in the retaining wall to the south of the school. The approved scheme shall be fully operational before any part of the proposed development is first occupied, and shall be permanently retained and maintained in accordance with the approved details.

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 there are appropriate measures in place to deal with surface water drainage 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).

Reasons

Overall the proposed extension to St Andrews Primary School is considered to be acceptable. The design is of a high quality, incorporating sustainable design features and will preserve the character and special qualities of the adjacent conservation area. It has been demonstrated that the proposed expansion of the school will not have an unacceptable impact on the local highway network or on the air quality of the Cullompton Air Quality Management Area. In addition, the Local Planning Authority are satisfied that surface water drainage can be adequately and sustainably dealt with within the site, subject to the submission of a final drainage design. The proposal is not considered to have an unacceptable impact on the occupiers of neighbouring properties, and the proposal will not adversely impact upon local wildlife. As such, the proposal is considered to be in accordance with the following Policies: Mid Devon Core Strategy (Local Plan Part 1) COR1, COR2, COR3, COR11 and COR14, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM3, DM6, DM7, DM8, DM25 and DM27 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 pre-application discussions, community engagement, Councillor briefings, 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.

17/00012/TPO	Land at NGR 313190 113205 (South of Griffin Close) Culmstock Road Hemyock Devon	Application to cut back 3 branches of 1 Oak tree (T1) by up to 8m; cut back 2 branches of 1 Oak tree (T2) by up to 6.4m and cut back 1 branch of 1 Oak tree (T3) by 6.4m protected by Tree Preservation Order 16/00004/TPO	PERMIT	DEL	08/03/2017
--------------	---	--	--------	-----	------------

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) T1 - Crown raise to give 8m clearance from the field ground level, by removing the 3 lowest branches (b) T2 - Crown raise to give 8m clearance from the field ground level, by removing the 2 lowest branches (c) T3 - Crown raise to give 8m clearance from the field ground level, by removing the lowest limb only.

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 trees to the local character and amenity whilst enabling such works as are required to manage the trees and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

Grant permission to allow farm machinery access to the edge of the field. The pruning should allow 8m clearance for farm machinery to pass beneath the canopy of the trees.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00016/TPO	1 Blundells Square Horsdon Road Tiverton Devon EX16 4FE	Application to crown thin by 1.5m and crown lift lowest limb by 2m one Oak tree protected by Tree Preservation Order No. 04/00013/TPO	PERMIT	DEL	07/03/2017

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 the lowest limb where it extends to the corner of 2 Blundells Square by 1.5m b) Crown lift the lowest branch over the garden of 1 Blundells Square by 2m

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree 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[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

Grant permission as this pruning work is necessary maintenance to reduce the conflict between the tree and the house as suggested by MDDC Tree Officer.

17/00019/HOUSE	1 Wynfrith Mews Landscore Crediton Devon EX17 3FB	Erection of two-storey extension and enlargement of existing rear dormer window	PERMIT	DEL	09/03/2017
----------------	--	---	--------	-----	------------

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 proposed upper floor windows to the east (side) elevation to serve the ensuite rooms shall be obscure glazed and retained as such in perpetuity.

Reasons

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

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

3 To ensure the proposal does not result in an unacceptable level of overlooking to the property to the east.

Reasons

The application for the erection of a two storey extension and enlargement of existing rear dormer window is considered to be supportable in policy terms. The proposed extension is mainly set to the rear and is considered to be in keeping with the character, scale, setting and design of the existing property. Furthermore given the location of the development at the rear of the building it is not considered that the proposed development would adversely affect the character and/or appearance of the Crediton Conservation area. The property has a tight relationship with the neighbouring dwelling and it's other neighbour, however it is considered, on balance, that the proposal would not significantly alter the relationship with any neighbouring properties and is therefore acceptable. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 and DM27 of the Mid Devon 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.

17/00025/FULL	Land and Buildings at NGR 297916 121932 (Wick Farm) Bampton Devon	Erection of extension to an agricultural livestock building (627.46 sq. m)	PERCON	DEL	08/03/2017
---------------	--	--	--------	-----	------------

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 external lighting shall be installed on the building without the prior written consent of the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the living conditions of the occupiers of nearby properties and to protect the rural environment from unnecessary light pollution in accordance with policy DM22 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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

Reasons

The proposed development is considered to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape. Whilst the building will house livestock, the living conditions of a nearby property would not be harmed. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2, COR11 and COR18 of the Mid Devon Core Strategy and Policies DM1, DM2, and DM22 of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies) and government policy as contained in the National Planning Policy Framework.

Reasons

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

17/00026/FULL	Land at NGR 297871 121910 (Wick Farm) Bampton Devon	Erection of an agricultural storage building (835.85 sq. m)	PERCON	DEL	08/03/2017
---------------	---	---	--------	-----	------------

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 external lighting shall be installed on the building without the prior written consent of the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the living conditions of the occupiers of nearby properties and to protect the rural environment from unnecessary light pollution in accordance with policy DM22 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

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 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.

17/00045/HOUSE	9 Brady Close Sandford Crediton Devon EX17 4LQ	Erection of two storey side extension	PERMIT	DEL	08/03/2017
----------------	--	---------------------------------------	--------	-----	------------

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 the overall scale, massing, design and location as proposed is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies, COR2 of 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.

17/00056/FULL	Pennymoor Timber Pennymoor Tiverton Devon EX16 8LJ	Retention of first floor store over existing timber machinery repair bay	PERMIT	DEL	06/03/2017
---------------	--	--	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.

Reasons

The site is located within the open countryside when development is controlled. The NPPF is very clear that there should be an emphasis on promoting sustainable economic development, even in the open countryside. The building itself is of relatively modern appearance. It is well set back from any public highway. It is not considered that the proposal will harm the rural character of the area or any nature conservation interests. It is not considered that the use of this building would adversely impact on residential amenity. As such, it is considered that the proposal complies with policies COR1, COR4 and COR18 of Mid Devon Core Strategy (Local Plan part 1). In addition, the proposed development is considered to be in accordance with the thrust of the NPPF in promoting sustainable rural economic development. The proposal complies with policies DM1 and DM3.

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.

17/00060/FULL	Land at NGR 291588 118784 (Sherwood) Stoodleigh Devon	Variation of Condition (2) of permission 16/01543/FULL to alter the location of the agricultural livestock and storage building within the site.	PERMIT	DEL	08/03/2017
----------------------	---	--	--------	-----	------------

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

Proposed is an agricultural livestock and storage building. The overall design and scale of the building is acceptable given its context, the building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor would it result in an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of 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.

17/00071/HOUSE	Rose Cottage East Village Crediton Devon EX17 4DP	Erection of two storey extension	PERCON	DEL	08/03/2017
----------------	--	----------------------------------	--------	-----	------------

Conditions

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

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance 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.

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.

17/00073/FULL	Land and Buildings at NGR 282555 99153 (Beare Mill) Crediton Devon	Retention of building works and new work to provide a dwelling (Revised scheme)	PERCON	COMM	10/03/2017
---------------	---	---	--------	------	------------

Conditions

- 1 The effective for the terms of this permission is considered to be 16th January 2017 which is the date of the application submission.

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

- 2 Before the completion of the development hereby permitted, samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.
- 3 Before their installation working details of the new external doors/door frames/windows, including sections, moulding's and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows shall be in accordance with these approved details, and be so retained.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, The Town and Country Planning (General Permitted Development) Amendment (No.2) (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 and F of Part 1, or Class A of Part 2 of Schedule 2 shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 5 The proposed owl box to be incorporated as part of the design of the roofscape (western elevation) as shown on the plans hereby approved shall be implemented and completed prior to occupation of the dwelling, and shall be so retained as required.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan 1) and Pollicy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 3 To ensure the use of materials and detailing appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the building and in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan 1) and Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the visual amenities and character and appearance of the area and in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 In the interests of reducing the impact of the development upon protected species.

Reasons

In summary the planning application has been submitted in part retrospectively to complete the development of a new dwelling in the open countryside which has arisen following problems arising from the implementation of the planning permission 13/00981/FULL which allowed the conversion of a barn to a dwelling. As a result there is no development policy support for this current application. However in completing the planning balance on this application the members of the planning committee considered that given the height, scale and floorspace within the proposed new building and the overall design is very similar to the development approved for the barn conversion this would be a sufficient reason in this particular case to override the policy concerns.

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
17/00081/HOUSE	Sampford Mill Higher Town Sampford Peverell Tiverton Devon EX16 7BR	Erection of a greenhouse/conservatory following demolition of existing	PERMIT	DEL	08/03/2017

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 replacement greenhouse/ conservatory 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 and existing structure on the same footprint. 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 COR17 of the Mid Devon Local Plan Part 1 (Core Strategy), policies DM2, DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00082/HOUSE	Greenleaze Gables Road Willand Cullompton Devon EX15 2PL	Erection of single storey extension	PERMIT	DEL	10/03/2017
----------------	---	--	--------	-----	------------

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 and be so retained.

Reasons

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

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

3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2 and DM13.

Reasons

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

Reasons

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

17/00094/FULL	Court House Residential Home Station Road Cullompton Devon EX15 1BE	Erection of two storey extension to form 6 ensuite bedrooms and cafe/dining area	PERMIT	DEL	10/03/2017
----------------------	---	--	--------	-----	------------

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 extension by virtue of its 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 residential home to be extended or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with policies and of Adopted Mid Devon Local Plan Part 3 policies DM2, DM8, DM27 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00105/FULL	Land at NGR 282893 102075 Millennium Green Sandford Devon	Installation of shipping container for storage of equipment	PERMIT	DEL	08/03/2017

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 storage unit by virtue of its overall scale, design and location is not considered to harm the rural character and appearance of the area. As such the proposal is considered to comply with policies COR1, COR2 and COR18 of the Core Strategy (Local Plan part 1) and Policies DM1, DM2, and DM25 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.

17/00125/HOUSE	Brindifield Farm Black Dog Crediton Devon EX17 4QU	Erection of 2 extensions	PERMIT	DEL	08/03/2017
----------------	---	--------------------------	--------	-----	------------

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 application for the erection of two single storey extensions is considered to be supportable in policy terms. Overall it is considered that the scale and design of the proposed extensions will respect the character and appearance of the existing dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be compliant with the following policies, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Mid Devon 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.

17/00157/HOUSE	Golden Orchard Castle Hill Hemyock Cullompton Devon EX15 3RX	Erection of first floor extension to side, single storey extension to rear and first floor extension to garage to form hobbies room	PERMIT	DEL	10/03/2017
-----------------------	---	--	--------	-----	------------

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 developments hereby permitted shall match in material, colour, style, bonding and texture those of the existing residential building and be so retained.

Reasons

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

Reasons

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

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.

17/00187/HOUSE	Land and Buildings at NGR 277975 96430 (Higher Town Barn) Woodland Head Yeoford Devon	Installation of flue to service woodburner	PERMIT	DEL	09/03/2017
----------------	---	---	--------	-----	------------

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 installation of a flue to service a wood burner is considered to be supportable in policy terms. The scope of the flue is not sufficiently large such that it is over bearing on the character of the building. The flue will serve a functional purpose and is an acceptable feature of many rural dwellings. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. The proposal 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 and DM13 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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