

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01394/FULL	Boarding Kennels Bunkersland Calverleigh Tiverton Devon EX16 8JN	Conversion of redundant agricultural building to dwelling	PERCON	DEL	15/03/2017

## 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 good practice/mitigation works as proposed in the Bat Survey Report prepared by Seasons Ecology shall be implemented, completed and retained in accordance with the requirements of that report.
- 4 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the building, rainwater goods, sections moulding and profiles of all openings, and the hard surfacing of the courtyard/parking area shall have been submitted to and approved in writing by the Local Planning Authority
- 5 No boundary treatment shall be installed until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 6 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 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E and F of Part 1, or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil of liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 7 Before the development hereby permitted is first brought into use, details of the vehicular access to the proposed parking area shown on the submitted plans shall be submitted to and approved in writing by the Local Planning Authority. The parking and turning areas shall be provided and surfaced to avoid surface water discharge onto the highway. Following their provision these details shall be so retained.
- 8 All kennels and kennel runs connected to the adjoining stables must be removed prior to any development.

## 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 protection of any ecological interests at the site in accordance with policy DM11.
- 4 To ensure the character of the building is retained in accordance with policy DM11.
- 5 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		To ensure the character of the building is retained in accordance with policy DM11.			
7		To ensure a suitable access is in place in accordance with policy DM11.			
8		To safeguard the living conditions of the occupiers of proposed dwelling in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies) and paragraph 17 of the NPPF.			

### Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and policy DM11 of the Local Plan part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of all the buildings into a dwelling is considered acceptable in principle. This current application proposal has been designed in a positive manner, and the scope of the proposals in terms of the overall design and magnitude of changes to the buildings are considered to satisfactorily address the relevant development policy considerations. The overall design, massing and appearance of the buildings as they are to be converted are considered to be an appropriate design response in terms of balancing the character of the buildings and the need to upgrade them for habitable accommodation. Overall the works to the buildings are considered to respect their character and integrity and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area subject to adopting the good practice/mitigation measures as recommended. On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14, and DM15 of the Local Plan part 3, COR1, COR2 and COR9 of the Mid Devon Core Strategy (Local Plan part 1) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should be not be granted in accordance to the development plan.

### Reasons

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

<b>16/01460/FULL</b>	The Three Tuns Exeter Road Silverton Exeter EX5 4HX	Erection of 2 dwellings and boundary walls following removal of block of five letting rooms, part of lavatory building and part of boundary wall (Revised Scheme)	PERCON	DEL	16/03/2017
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### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until an appropriate programme of archaeological work has been secured and implemented in accordance with a written scheme of investigation which shall have been previously submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		Before their installation in the building, working details of the new external doors, door frames and windows including sections, mouldings and profiles, finishes and glazing shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors, doorframes and windows shall be in accordance with these approved details, and be so retained.			
5		Before their use on the building, details/samples of the materials to be used for the external surfaces of the dwelling, shall be submitted to, and approved in writing by, the Local Planning Authority. Only such approved materials shall be used, and shall be so retained.			
6		No dwelling hereby permitted shall be occupied until at least 2 of the parking spaces indicated on drawing number 01/P/16 have been provided and are available for use by that dwelling. Once provided, at least 2 parking spaces shall be permanently retained and made available for use by the occupiers of the each dwelling hereby permitted.			
7		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, D and E of Part 1 of Schedule 2 shall be undertaken within the dwelling curtilages without the Local Planning Authority first granting planning permission.			

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the adjacent listed building and conservation area in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the adjacent listed building and conservation area in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 6 To ensure facilities are provided for traffic attracted to the site in accordance with policy DM8 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 7 The site is a sensitive location which has the potential to affect the setting of a Grade II listed building and to ensure there are sufficient amenity and parking areas to serve the dwellings, in accordance with DM2, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

### Reasons

The proposal is considered to be acceptable in that the proposed development would be within the defined settlement boundary of Silverton. In this location, the simplicity and traditional designs of the two new dwellings result in a more coherent development within the setting of the Grade II listed pub and conservation area. It is not considered that the development would harm the character and appearance of the listed building or the conservation area. The access arrangements are considered to be acceptable and proposal would provide a good level of accommodation with parking, private gardens and space for bin storage and cycle parking. A financial contribution has been made towards improving play facilities in the area and the development would attract payment of a New Homes Bonus. The development is considered to be in accordance with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM14, DM15, DM25 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 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
16/01461/LBC	The Three Tuns Exeter Road Silverton Exeter EX5 4HX	Listed Building Consent for removal of block of five letting rooms, part of lavatory building and part of boundary wall (Revised Scheme)	PERCON	DEL	16/03/2017

#### 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 No demolition shall take place until a contract for the carrying out of the redevelopment of the site granted planning permission under reference 16/01460/FULL has been made and written evidence of this has been submitted to and approved in writing by the Local Planning Authority.

#### Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the character, appearance and setting of the Grade II listed building in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

#### Reasons

The proposal is considered to be acceptable in that the proposed removal of the lettings rooms, part lavatory building and boundary wall and the realignment of part of the boundary wall, is not considered to harm the character, appearance and setting of the adjacent Grade II listed building. The development is considered to be in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

16/01811/MOUT	Land at NGR 303184 110348 Silver Street Willand Devon	Outline for the erection of up to 259 dwellings, with public open space, landscaping and associated infrastructure	REFUSE	DEL	17/03/2017
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#### Reasons

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

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

- 1 The development would lead to additional vehicular traffic movements through and in the vicinity of Junction 28 of the M5 motorway. The layout and arrangement of that junction and the surrounding County highway network results in significant queuing traffic during the AM peak. In the opinion of the Local Planning Authority, insufficient evidence has been provided to demonstrate that the modal shift measures being put forward for inclusion are realistic and would achieve the necessary modal shift required to off-set the impact of development at Junction 28 and not lead to a worsening of the existing traffic queuing to the detriment of the free flow of traffic. Furthermore, the financial package of £400,000 otherwise being offered would not be sufficient to deliver the measures required to improve the flow of traffic through and in the vicinity of the junction and would not represent an appropriate contribution toward any such scheme. The development would therefore have a severe impact upon the free flow of vehicular traffic in the vicinity of Junction 28 of the M5 during the AM peak, contrary to paragraph 32 of the National Planning Policy Framework and the objectives of policies COR1 and COR9 of the Mid Devon Core Strategy (Local Plan Part 1).
- 2 The development is for the erection of 259 dwellings outside the settlement limit boundaries of Willand and represents a large-scale residential proposal on a site for which there is no development of this scale planned for within either adopted or emerging policy. In contrast, the Mid Devon District Council Local Plan allocates land at Cullompton for the erection of residential development in a planned for manner, to secure community benefits and either directly delivering or financially contributing towards important infrastructure. The development proposed in this application does not provide for such benefit and if granted would frustrate the delivery of a larger number of houses within such allocated sites as a result of its additional traffic generation through and in the vicinity of Junction 28 of the M5 motorway against a situation of capacity constraint at this junction. This would be to the detriment of the proper planning of the area and contrary to policies COR1 and COR12 of the Mid Devon Core Strategy (Local Plan Part 1).
- 3 The application site is outside the current settlement limit boundaries of the village of Willand and is in the open countryside. The Local Planning Authority consider that the proposed unplanned development would be out of scale with the size of the settlement of Willand to the detriment of its long-term sustainability and social infrastructure for the local community. When tested against Paragraph 14 of the Framework the Local Planning Authority consider that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole as well as being contrary to Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).

16/01927/FULL	The Three Tuns Exeter Road Silverton Exeter EX5 4HX	Conversion of Inn to 1 dwelling and rebuilding of boundary wall following removal of a block of five letting rooms and storage and lavatory buildings (Revised Scheme)	PERMIT	DEL	14/03/2017
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### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The dwelling hereby permitted shall not be occupied until at least 2 of the parking spaces indicated on drawing number 01/P/16 have been provided and are available for use. Once provided, at least 2 parking spaces shall be permanently retained and made available for use by the occupiers of the dwelling hereby permitted.

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 To ensure facilities are provided for traffic attracted to the site in accordance with policy DM8 of the Local Plan part 3 (Development Management Policies).

**Reasons**

The proposal is considered to be acceptable in that it has been demonstrated by way of viability assessment and marketing that the public house is not economically viable, and in addition there are other pubs in the village and nearby. The conversion of the pub to one dwelling in the manner proposed is considered to preserve the character and appearance of the listed building and the conservation area. The proposal would provide a good level of accommodation with parking, private garden and space for bin storage and cycle parking. The development is considered to be in accordance with policies COR2 and COR17 of the Mid Devon Core Strategy (LP1), DM2, DM8, DM14, DM15, DM25 and DM27 of the LP3 DMP and the National Planning Policy Framework.

**Reasons**

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

16/01928/LBC	The Three Tuns Exeter Road Silverton Exeter EX5 4HX	Listed Building Consent for the conversion of Inn to 1 dwelling and rebuilding of boundary wall following removal of block of five letting rooms and storage and lavatory buildings	PERCON	DEL	14/03/2017
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**Conditions**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before their installation, working details of all external windows, doors, doorframes and rooflights shall be submitted to and approved in writing by the Local Planning Authority. Only such approved windows, doors, doorframes and rooflights shall be installed.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the character and appearance of the Grade II listed building in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).

**Reasons**

The proposal is considered to be acceptable in that the conversion of the pub to one dwelling in the manner proposed is considered to preserve the character and appearance of the listed building. The development is considered to be in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01935/HOUSE	Church Cottage Wembworthy Chulmleigh Devon EX18 7SJ	Conversion of existing building to ancillary accommodation.	PERMIT	DEL	14/03/2017

#### 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 additional accommodation hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as Church Cottage), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.
- 4 The conclusions and mitigation measures set out in the Ecological Survey by David Wills Ecological Consultants (dated 19th January 2017) shall be complied with in full during construction of the development 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 The application has been considered on the basis of providing ancillary accommodation, the floor space does not meet national floor space standards and therefore the building would not provide satisfactory accommodation as an independent dwelling.
- 4 To ensure the protection of ecological interests at the site.

#### Reasons

The application for the conversion of the existing outbuilding with the existing outshot to be rebuilt to ancillary accommodation is considered to be supportable in policy terms. The design of the scheme is considered to respect the character and appearance of the existing building and would not detract from the setting of the existing building. There are no concerns in terms of over development of the dwelling curtilage or impact on neighbouring properties. On the basis that the accommodation is for ancillary purposes only, the application 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 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 negotiation with the agent and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01980/FULL	Tesco Blundells Road Tiverton Devon EX16 4BY	Variation of condition 27 to allow service deliveries, including home delivery loading/unloading between the hours of 6:00am and 11:00pm Monday-Sunday and one additional delivery between the hours of 11:00pm and 6:00am Monday to Sunday	PERCON	DEL	17/03/2017

### Conditions

- 1 The scheme of ventilation, extraction and odour neutralising installed shall be regularly maintained to ensure its continued operation and in the event that the extraction equipment should cease to function any cooking related process shall cease immediately.
- 2 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%; or 25% of the total volume that could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund must be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
- 3 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from commercial lorry parks and petrol stations shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
- 4 Any trees or plants comprised within the landscaping scheme or shown as being retained which become seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
- 5 The rating level of noise emitted by all fixed plant on the site shall not exceed a level of 5dB above the existing background noise level, at any time. The noise levels shall be determined at properties in Chapel Street. The measurements and assessments shall be made according to BS4142: 2014.
- 6 Service deliveries including home delivery loading/unloading shall be made to the foodstore between the hours of 06:00 and 23:00 Monday to Sunday and one additional delivery shall be allowed to be made between the hours of 23:00 and 06:00 Monday to Sunday.
- 7 The foul drainage shall be connected to the public sewer and shall be kept separate from clean surface and roof water.
- 8 The access and highway improvements on Blundells Road shall be maintained in accordance with the requirements of this permission to the satisfaction of the Local Planning Authority.
- 9 The car parking and service arrangements indicated on the approved drawings shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.
- 10 The facilities for service vehicle parking, loading and unloading and circulation and manoeuvring areas as shown on the approved plans shall not thereafter be used for any purpose other than the use as defined unless otherwise agreed in writing by the Local Planning Authority.
- 11 The net sales area of the proposed foodstore shall not be subdivided into separate retail units and no extension to the mezzanine level shall be undertaken without the prior agreement of the Local Planning Authority.
- 12 The sale of non-convenience items shall not occupy an area greater than 35% of the net sales area of the foodstore.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
13		The proposed access bridge over the River Lowman shall not incorporate a pier(s), within the channel or berm, and as such should be of a single-span nature.			
14		There should be no solid wall, or similar obstruction, either permanent or temporary, erected on the southern river bank along the stretch of river between the existing gas works bridge and the proposed access overbridge bridge.			
15		There shall be no fence or barrier erected between or within the existing concrete river channel and the proposed flood berm along the entire section of the proposed river improvements i.e. model cross sections 20 (upstream) to 31 (downstream)			
16		The following noise minimisation measures shall be implemented at all times to reduce noise levels from delivery activity. a. There will be adequate signage and instruction to ensure that all drivers and staff follow the noise management measures b. All engines to be switched off as soon as vehicles are parked at the unloading dock c. Whilst vehicles remain stationary in the delivery area, no engines are to be left idling for more than 30 seconds. d. Refrigeration units are not to be operated whilst stationary in the delivery area e. All delivery vehicles to be driven in as quiet a manner as possible, avoiding unnecessary engine revving f. No radio or stereos to be left on in vehicles during deliveries or at other times g. Staff to be instructed to work quietly when outside the store or in the service yard - only performing essential tasks where noise could be generated h. All components of the delivery system to be maintained in good working order. i. Between 2300 and 0600 hours there shall be no movement of produce cages within open areas of the service yard.			

### Reasons

- 1 To ensure that amenities of occupiers of nearby properties are protected.
- 2 To prevent pollution of the water environment.
- 3 To prevent pollution of the water environment.
- 4 In the interests of visual amenity.
- 5 To protect neighbouring residents from the noise generated on the site.
- 6 To protect neighbouring residents from the noise generated on the site.
- 7 The Local Planning Authority wish to ensure that satisfactory drainage is provided to serve the proposed development.
- 8 To ensure that adequate facilities are available for the traffic attracted to the site.
- 9 To ensure that adequate facilities are available for the traffic attracted to the site.
- 10 To ensure that adequate facilities are available for the traffic attracted to the site.
- 11 In the interests of protecting the vitality and viability of the Town Centre.
- 12 In the interests of protecting the vitality and viability of the Town Centre.
- 13 To preclude the inclusion of what would constitute a constriction to flow in the proposed flood channel improvements, and thus for flood defence reasons.
- 14 To allow flood waters to pass through the car park area in an extreme event, this safeguarding the interests of third parties in Blundell's Road.
- 15 To preclude the inclusion of what would constitute a constriction to flow in the proposed flood channel improvements, and thus for flood defence interests.

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16 To protect neighbouring residents from the noise generated on the site.

**Reasons**

It is a fair balance between operation requirements of the store and continuing to offer nearby resident's sufficient protection from noise and disturbance. The Council do not believe that it is acceptable to remove the condition completely but rather, can agree to the proposed wording that has been assessed by the noise assessment. The proposed span of delivery hours and one delivery at unsocial hours are not significantly detrimental taking the context of the locality into account. Therefore the proposed variation to the condition is not considered to negatively impact on the quality of the environment through noise, subject to the implementation of the recommendations in the applicant's acoustic report. Therefore Policy DM7 of the Local Plan Part 3 (Development Management Policies) allows development where the direct, indirect and cumulative effects of pollution will not have an unacceptable negative impact on health, the natural environment and general amenity.

**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.

16/01994/LBC	24 Southill Cottages Kentisbeare Cullompton Devon EX15 2AW	Listed Building Consent for replacement windows and minor internal alterations	PERMIT	DEL	16/03/2017
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**Conditions**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The windows hereby approved shall have a painted finish.
- 4 The windows hereby approved, which are uninstalled on the date of this application being validated by the Local Planning Authority shall be provided with no trickle vents.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to protect the special interest, visual appearance and character of the listed building in accordance with the NPPF and policy DM27 of the Mid Devon Local Plan Part 3 (Development Management policies).
- 4 In order to protect the special interest, visual appearance and character of the listed building in accordance with the NPPF and policy DM27 of the Mid Devon Local Plan Part 3 (Development Management policies).

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**Reasons**

The proposed works are considered to be reasonable and justified and will cause acceptable, very low levels of less than substantial 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.

17/00015/TPO	1 Chains Road Sampford Peverell Tiverton Devon EX16 7BL	Application to fell 1 Horse Chestnut protected by Tree Preservation Order 58/00003/TPO	PERMIT	DEL	13/03/2017
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**Conditions**

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Fell 1 x Horse Chestnut Tree to ground level
- 4 The tree that is to be removed shall be replaced by *Cercidiphyllum japonicum* 10-12cm girth supplied in accordance with BS8545:2014 Trees: from independence in the landscape - Recommendations. The tree is to be planted within 2m of the felled tree, or other such species and location as may be agreed in writing with the Local Planning Authority. The replacement tree shall be planted in the next growing season following the felling of the tree and in accordance with the above specification should it be damaged, uprooted, destroyed or die.

**Reasons**

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

**Reasons**

Due to the lost visual amenity of the tree having been pollarded (topped/lopped) in the past, combined with the significant decay permission should be granted to fell the tree, provided a replacement tree is planted.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00029/FULL	Cob Barn Lower Town Halberton Tiverton Devon EX16 7AU	Variation of condition (2) of planning permission 15/01900/FULL to allow substitution of previously approved plans, and removal of condition (7) requiring window in East elevation to be glazed with translucent glass	PERMIT	DEL	16/03/2017

### Conditions

- 1 The date of commencement shall be taken as 27th January 2017, the date the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Before the dwelling is first occupied, the parking spaces and the garden areas shown on drawing number PL/BLOCK PLAN/01 shall be provided, the parking areas surfaced and drained and the garden areas landscaped. Such facilities shall then be permanently so retained.
- 4 Three of the four rooflights on the north elevation shall be obscure glazed and the rooflight serving the centre bedroom shall also be fixed in a closed position, as annotated by hand on Drawing No PL/PRO.1st Floor Plan/01 received 27th Jan 2017 and thereafter permanently retained as such.

### Reasons

- 1 In order to establish a legal commencement date to enable the Local Planning Authority to monitor the development.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure parking and amenity facilities are retained for the dwelling and to protect the character and appearance of the building and the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM8, DM14.
- 4 To ensure parking and amenity facilities are retained for the dwelling and to protect the character and appearance of the building and the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM8, DM14. To ensure facilities are provided for the dwelling in accordance with policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).

### Reasons

The proposed alterations are not considered to have an unacceptable effect on the special interest of the Conservation Area or to materially adversely affect the amenities and living conditions of any neighbouring properties. The proposed access arrangements are considered acceptable. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide a contribution towards public open space. On this basis the proposal is considered to be compliant with policies DM2, DM8, DM14, DM15 and DM27 of the Local Plan part 3, COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should be not be granted in accordance to the development plan. Recommend that planning permission is granted subject to conditions.

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

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

17/00042/HOUSE	Thorne House 1A The Avenue Tiverton Devon EX16 4HR	Erection of pitched roof on existing garage	PERMIT	DEL	17/03/2017
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**Conditions**

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

**Reasons**

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

**Reasons**

The proposed 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.

**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.

17/00070/FULL	Land at NGR 305253 113361 Moorhayes Farm Uffculme Devon	Alteration to highway access	PERCON	DEL	13/03/2017
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the use of any above ground materials first being used on site a detailed schedule and specification of all external materials and finishes, has been submitted to and approved in writing by the local planning authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.

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

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy 2007 COR2 Adopted Mid Devon Local Plan Part 3 DM2.

**Reasons**

The proposed alteration to the access by virtue of its scale, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. As such the proposal is considered to comply with policies DM2, DM20 of Adopted Mid Devon Local Plan Part 3.

**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.

<b>17/00074/HOUSE</b>	15 Crowden Crescent Tiverton Devon EX16 4ET	Erection of single storey rear extension and replacement porch roof with pitched roof	PERMIT	DEL	13/03/2017
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**Conditions**

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

**Reasons**

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

**Reasons**

The proposed single storey rear extension and associated works, in terms of their scale, design and position are not considered to dominate the host dwelling and are considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR13, Local Plan Part 3 (Development Management Policies) DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

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

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

<b>17/00084/LBC</b>	Croft House 5 Briton Street Bampton Tiverton Devon EX16 9LN	Listed Building Consent for removal of external log store, relocation of boiler from kitchen to understairs cupboard, removal of cupboard partition, insertion of external flue, and renovation of existing rear porch	PERMIT	DEL	15/03/2017
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**Conditions**

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

**Reasons**

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

**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.

<b>17/00091/HOUSE</b>	Timewell House Morebath Tiverton Devon EX16 9BY	Alterations to include repair of existing outbuildings, erection of a haystore, and re-profiling of garden	PERCON	DEL	16/03/2017
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**Conditions**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 Prior to their installation, further details (including sections, mouldings, profiles, materials and finish) of any new windows and doors hereby approved shall be submitted to the Local Planning Authority and agreed in writing. Such agreed window and door details shall be implemented and thereafter retained.
- 4 Notwithstanding the details on the approved drawings, the fibre cement tiles referred to are NOT approved. Further details of the proposed roofing materials for the new hay store shall be submitted to the Local Planning Authority and agreed in writing. Such approved materials shall be implemented and retained thereafter.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure appropriate detailing and appearance in order to protect the setting of the listed building and its curtilage structures in accordance with policy DM27 of the Mid Devon Local Plan (Part 3).
- 4 To ensure appropriate appearance in order to protect the setting of the listed building and its curtilage structures in accordance with Policy DM27 of the Mid Devon Local Plan (Part 3).

**Reasons**

The proposed development is considered to be appropriately detailed and respects the character, scale, setting and design of the dwelling, as well as the setting of the listed building. The development proposed does not cause significant adverse impacts on the neighbouring properties. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

**Reasons**

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

<b>17/00092/LBC</b>	Timewell House Morebath Tiverton Devon EX16 9BY	Listed Building Consent for alterations to include demolition of a wall, repair of existing outbuildings, erection of a haystore, and re-profiling of garden	PERCON	DEL	16/03/2017
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**Conditions**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to their installation, further details (including sections, mouldings, profiles, materials and finish) of any new windows and doors hereby approved shall be submitted to the Local Planning Authority and agreed in writing. Such agreed window and door details shall be implemented and thereafter retained.
- 4 Notwithstanding the details on the approved drawings, the fibre cement tiles referred to are NOT approved. Further details of the proposed roofing materials for the new hay store shall be submitted to the Local Planning Authority and agreed in writing. Such approved materials shall be implemented and retained thereafter.



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

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure appropriate detailing and appearance in order to protect the character, appearance and special interest of the listed building and any curtilage structures in accordance with Policy DM27 of the Mid Devon Local Plan (Part 3).
- 4 To ensure appropriate appearance in order to protect the character, appearance and special interest of the listed building and any curtilage structures in accordance with policy DM20 of the Mid Devon Local Plan (Part 3).

**Reasons**

The proposed works are not considered to cause harm to the listed building and will therefore preserve its special architectural, historic and visual interest. The works will improve the visual appearance and structural condition of the outbuildings. The proposal is therefore in accordance with Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

17/00095/FULL	Land and Buildings at NGR 288478 113429 (Partridge Farm) Templeton Devon	Conversion of barn to dwelling (Revised Scheme)	PERMIT	DEL	13/03/2017
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**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Within the first available planting season following the commencement of development the, submitted landscaping scheme titled Planting Recommendations and received by the Local Planning Authority on the 8th of March 2017 shall be implemented in full. 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.
- 4 Prior to the implementation of the approved landscaping scheme required by Condition 3, the agricultural building currently located in the proposed garden area shall be demolished and all resultant materials shall be removed from the site. The garden area shall be made available for use as such prior to the first occupation of the dwellinghouse hereby approved and shall be retained and maintained as such thereafter for the benefit of the dwellinghouse.
- 5 The approved sewage treatment plant and soakaway shown on drawing PL/16/BLOCKPLAN/FOUL&STORM/01 submitted to the Local Planning Authority on the 25th of January 2017 shall be installed and fully operational prior to the first occupation of any part of the dwellinghouse hereby approved, and shall be maintained and retained as such thereafter.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1 and Class A of Part 2 relating to the enlargement of the dwellinghouses, provision of windows and other openings, roof alterations, outbuildings, gates, fences or walls, shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

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

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development positively contributes to the areas rural character and to ensure there is an adequate private garden area available for use by the occupants of the dwelling permitted in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure there is an adequate private garden area available for use by the occupants of the dwelling permitted in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure adequate facilities are in place to manage foul sewage prior to the occupation of the dwelling in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the visual amenities of the area and the character and appearance of the building in accordance and to ensure no inappropriate boundary treatments are installed between the dwelling permitted and the existing listed building that would be harmful to the setting of the listed building, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM11, DM27 and DM29 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed conversion of the barn at Partridge Farm, Templeton, is considered to be the appropriate conversion of a substantial rural building that positively contributes towards the area's rural character. The dwelling to be provided has a suitable existing access, the conversion works can be accommodated without significant alteration, extension or rebuilding, the design will retain and enhance the buildings rural character and the development will retain the nature conservation interests on the site. As such, it is considered that the proposed development is in accordance with Policies DM2, DM8, DM11, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies), Policy COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

**Reasons**

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

<b>17/00096/LBC</b>	Land and Buildings at NGR 288478 113429 (Partridge Farm) Templeton Devon	Listed Building Consent for conversion of barn to dwelling	PERCON	DEL	13/03/2017
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**Conditions**

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Any replacement roof slates and ridge tiles shall match the existing slates and ridge tiles in all respects, and shall be so retained thereafter, unless otherwise agreed in writing.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 Prior to their installation, 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 thereafter.
- 5 No installation works for any venting, pipework or rainwater goods shall begin until details of any venting and pipe work, including rainwater goods have been submitted to, and approved in writing by, the Local Planning Authority. Such venting, pipework and rainwater goods shall be installed in accordance with these approved details, and shall be so retained.
- 6 The external surfaces of the building shall be retained as existing and where necessary repaired and/or renewed with materials that match the colour, texture and external appearance of the section of the existing building being repaired and/or renewed.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building and the setting of the adjacent listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building and the setting of the adjacent listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building and the setting of the adjacent listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building and the setting of the adjacent listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The application scheme for the conversion of a barn to a dwelling at Partridge Farm is considered to be supportable in policy terms. The Local Planning Authority is satisfied that the proposed works would not harm the character, appearance or setting of the listed building, and that the proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be in accordance with the following Policies: DM27 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

<b>17/00099/FULL</b>	Land at NGR 279169 111524 (Hele Barton Farm) Black Dog Devon	Erection of a poultry unit (830 sq.m.)	PERMIT	DEL	15/03/2017
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**Conditions**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		There shall be no additional floodlighting other than that as already set out in this application unless an application in that regard is first submitted to and approved in writing by the Local Planning Authority.			
4		The existing hedge/trees on west and east field boundary of the site shall be retained at a height of no less than 3 metres above adjoining site levels.			
5		The site must be drained on a separate system of foul and surface water drainage with all clean roof and surface water being kept separate from foul drainage.			
6		All foul drainage must be disposed of in such a way to prevent discharge to a well, borehole or spring, or any watercourse, including any ditches with a connection to a watercourse.			
7		The agricultural building and feed silos hereby approved shall only be used for agricultural purposes reasonably and necessary on the holding to which it relates. On their becoming redundant for such purposes, they shall be demolished and all resultant materials removed from the site within 3 months of redundancy having been established.			

#### 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 For the avoidance of light pollution and in this area of open countryside and to safeguard the amenity of the area having regard to Policies DM2 and DM22 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure that the proposed development makes a satisfactory contribution to the enhancement of the visual amenity of the area and having regard to Policies DM2 and DM22 of Local Plan Part 3 (Development Management Policies).
- 5 In the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).
- 6 In the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).
- 7 In the interests of safeguarding the character and amenity of the area having regard to Policies COR18 of the Mid Devon Core Strategy 2007, DM2 and DM22 of Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed is for a further poultry unit on an existing agricultural holding and is therefore considered supportable in policy terms as it is considered to be necessary for agricultural purposes and furthermore it would not harm the character and appearance of the landscape, and/or generate significant levels of additional traffic. Whilst the building will house livestock, there are no nearby properties that could be affected in terms of detriment to their living conditions. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy and Policies DM1, DM2, and DM22 of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies) and government policy as contained in the National Planning Policy Framework.

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in 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
17/00124/HOUSE	Berties Cottage Yeoford Crediton Devon EX17 5HB	Erection of carport	PERMIT	DEL	17/03/2017

#### 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 car port hereby approved shall be clad with untreated feather edge timber boarding and the roof shall be grey powder coated metal, unless otherwise agreed in writing with 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 works in order to safeguard the character and appearance of the listed buildings in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

#### Reasons

This application for the erection of a carport is considered to be supportable in policy terms. The design of the building is considered to be acceptable and will not harm the character, scale, setting or design of the existing dwelling. Although the site is elevated, the design is sufficiently low profile and it is not considered that the scheme would result in harm to the setting of the nearby listed buildings. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbours. There is sufficient space within the existing parking area and the curtilage of the dwelling to retain two parking spaces in addition to those within the car port. Overall it is considered that the scheme is compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 2), DM1, DM2, DM13 and DM27 of the Mid Devon Core Strategy (Local Plan part 1) 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00142/ADVERT	Tiverton Hotel Blundells Road (& Land at Old Road) Tiverton Devon EX16 4DB	Advertisement consent for the display of 1 post mounted directional sign, 1 internally illuminated Totem sign and 1 internally illuminated Fascia sign	PERMIT	DEL	16/03/2017

#### Conditions

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

#### Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

#### Reasons

It is considered that the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality in which the signage lays. The proposal is in accordance with paragraph 67 of the National Planning Policy Framework and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

17/00159/FULL	Land at NGR 303637 120282 (Copperbeech Barn) Hockworthy Devon	Removal of condition (4) of planning permission 05/02040/FULL to allow the building to be retained for non-agricultural use	PERMIT	DEL	16/03/2017
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#### Reasons

The removal of condition (4) of permission 05/02040/FULL is considered in these specific circumstances to be reasonable and acceptable. The Local Planning Authority has previously accepted the conversion of the building to a dwellinghouse under Class Q, and does not consider the associated visual or highway impacts to be unacceptable so as to warrant the refusal of this application.

#### 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00160/HOUSE	Mill Holme Station Road Yeoford Crediton Devon EX17 5HZ	Erection of single storey side extension	PERMIT	DEL	14/03/2017

#### 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

This application for the erection of a single storey side extension is considered to be supportable in policy terms. It is considered that the proposed extension will provide an acceptable addition to the existing property that will respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding over development of the curtilage or impact on any neighbouring occupiers. On this basis the proposal is considered to be acceptable in accordance with policy COR2 and COR17 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.

17/00211/FULL	Land at NGR 279207 111451 & 279259 111355 (Hele Barton Farm) Black Dog Devon	Erection of extensions to 2 agricultural buildings	PERMIT	DEL	16/03/2017
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#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 There shall be no additional floodlighting other than that as already set out in this application unless an application in that regard is first submitted to and approved in writing by the Local Planning Authority.
- 4 The sites of the proposed extensions must be drained on a separate system of foul and surface water drainage with all clean roof and surface water being kept separate from foul drainage.
- 5 All foul drainage must be disposed of in such a way to prevent discharge to a well, borehole or spring, or any watercourse, including any ditches with a connection to a watercourse.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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6 The agricultural extensions hereby approved shall only be used for agricultural purposes reasonably and necessary on the holding to which it relates. On their becoming redundant for such purposes, they shall be demolished and all resultant materials removed from the site within 3 months of redundancy having been established.

**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 For the avoidance of light pollution and in this area of open countryside and to safeguard the amenity of the area having regard to Policies DM2 and DM22 of Local Plan Part 3 (Development Management Policies).
- 4 In the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).
- 5 In the interests of preventing pollution and to safeguard the amenity of the area having regard to Policies DM4, DM7 and DM22 of Local Plan Part 3 (Development Management Policies).
- 6 In the interests of safeguarding the character and amenity of the area having regard to Policies COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM22 of Local Plan Part 3 (Development Management Policies).

**Reasons**

The proposed development for two extensions to existing buildings is considered to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape. Whilst one of the extensions 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 designs are purely functional and have 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 determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/00242/HOUSE</b>	22 Park Terrace Bartows Causeway Tiverton Devon EX16 6RL	Erection of a workroom (Revised Scheme)	PERMIT	DEL	15/03/2017
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**Conditions**

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

**Reasons**

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



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

#### Reasons

The proposed development is considered to be appropriately detailed and respects the character, scale, setting and design of the dwelling, as well as the setting of the listed building. The development proposed does not cause significant adverse impacts on neighbouring properties. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

#### Reasons

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

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<b>17/00244/LBC</b>	22 Park Terrace Bartows Causeway Tiverton Devon EX16 6RL	Listed Building Consent for the erection of a workroom (Revised Scheme)	PERMIT	DEL	15/03/2017
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#### Conditions

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

#### Reasons

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

#### Reasons

The proposed works are not considered to cause harm to the listed building and will therefore preserve its special architectural, historic and visual interest. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

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<b>17/00364/PNAG</b>	Land and Buildings at NGR 277320 104360 (Ash Bullayne Farm) Coplestone Devon	Prior notification for the erection of extension to existing grain store	PDA	DEL	15/03/2017
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#### Reasons

The proposed extension to the existing agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

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