

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00078/FULL	Land at NGR 301874 106223 Exeter Road Cullompton Devon	Variation of Condition 9 of Planning Permission 15/00814/MFUL (Erection of 24 dwellings with access road and landscaping) to substitute a vegetated faced soil reinforced bank retaining structure system for a gabion cage structure	PERCON	DEL	22/03/2017

Conditions

- 1 The date of commencement of this development shall be taken as the 25th February 2016 when the pre-commencement conditions were discharged to allow development of the site to proceed.
- 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 first occupation of any dwelling on the site the off-site highway works for the provision of the gateway feature shown on plan B/HHCULLOMPTON.1/03 inclusive of but not limited to any Traffic regulation order changes have been constructed and made available for use.
- 4 The Method Construction Statement submitted on the 25th Feb 2016 for discharge of condition 5 of 15/00814/MFUL shall be adhered to at all times during the construction period, and undertaken in accordance with the submitted plan 15052/001
- 5 The Arboricultural Method Statement and Tree Protection Plan (including a schedule of works to trees and hedges) submitted for discharge of Condition 6 of Planning Permission 15/00814/MFUL on the 4th March 2016 shall be adhered to at all times before and during the construction period, and undertaken in accordance with the submitted plan D14 226 05 P3 Rev A.
- 6 Materials associated with the construction of the 24 houses and associated highways shall be in conformity with the approved discharge of conditions 8 and 10 of planning permission 15/00814/MFUL as set out in letter to Martin Spear dated 25th February 2016.
- 7 The details submitted for the discharge of condition 7 of 15/00814/MFUL relating to the drainage scheme shall be undertaken in accordance with the approved discharge of condition and associated drawings 15120-102 Rev A and 15120-103 Rev A and be so retained.
- 8 The occupation of any dwelling in an agreed phase of the development shall not take place until the following works for that phase have been carried out: a) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; PEMFUZ c) The cul-de-sac visibility splays have been laid out to their final level; d) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g) The street nameplates for the spine road and cul-de-sac have been provided and erected.
- 9 Prior to the first occupation of any dwelling on the site a management plan, setting out the long term management responsibilities and maintenance schedules for the surface water drainage system (Sustainable Urban Drainage Systems (SUDS)) including pipes, swales, detention areas, and associated flow control devices, shall be submitted to, and approved in writing by, the Local Planning Authority. The SUDS shall thereafter be managed in accordance with the agreed details.

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10		Prior to the first occupation of any dwelling on the site a scheme for the management and maintenance of the amenity land not allocated to a dwelling shall be submitted to, and approved in writing by the Local Planning Authority and the areas shall thereafter be permanently retained, managed and maintained in accordance with the approved scheme.			
11		Prior to the first occupation of any dwelling on the site, details of a programme and timescale for the provision of the access road between Plot 14 and Plots 15-18 to include its construction up to and including the southern boundary of the land within the applicants ownership shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved programme and timescale.			
12		All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plan SK(90)007, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.			
13		In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a remediation scheme which must be prepared in accordance with approved details to be submitted in writing, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.			
14		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D of Part 1, relating to the provision of extensions and porches, the insertion of additional windows, rooflights and dormer windows shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			

Reasons

- 1 To set a legal commencement date for the development.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the approved details are undertaken in accordance with that approved.
- 4 To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.
- 5 To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees and hedges during development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and the Local Plan Part 3 (Development Management Policies) Policy DM2.
- 7 To ensure appropriate drainage scheme is in place and maintained.
- 8 To ensure that adequate access and associated facilities are available for the traffic attracted to the site.
- 9 To ensure that appropriate measures are in place for the long term maintenance and management of the Sustainable Urban Drainage Systems within the site to ensure that it performs its intended function for the lifetime of the development in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 10 To ensure the amenity areas are maintained and provide an enhancement to the scheme and area at all times.
- 11 To ensure that access to the remaining part of the allocated land to the south is achievable from within the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
12		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
13		To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DM2, DM3 and DM4 of the Local Plan Part 3 (Development Management Policies).			
14		To safeguard the visual amenities of the area, the character and appearance of the buildings and residential amenity of neighbouring residents in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed changes to the design and materials by virtue of their scale and design are not considered to harm the appearance of the site, the future amenities and services of the site or its surroundings. As such the proposal is considered to comply with policies COR2 and COR17 of the Mid Devon Core Strategy 2007, DM2, DM8, DM14 and DM15 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.

Reasons

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

16/01390/FULL	Land at NGR 305249 115262 (Ayshford Court Farm) Westleigh Devon	Variation of Condition (2) of planning permission 13/01214/FULL to allow the substitution of revised layout drawing	PERMIT	DEL	22/03/2017
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Conditions

- The solar PV facility shall cease to generate electricity on or before 31st August 2036. The developer shall notify the Local Planning Authority of the permanent cessation of electricity generation in writing no later than five working days following this event. Prior to the permanent cessation of electricity generation a scheme for the decommissioning and restoration of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the following information: a. details of the removal of the solar PV panels, frames, inverter modules, sub station, fencing and cabling and restoration of the land b. parking of vehicles for site personnel operatives and visitors c. loading and unloading of plant and materials d. storage of plant and materials e. programme of works including measures for traffic management f. provision of boundary hoarding behind any visibility zones g. vehicle wheel wash facilities h. highway condition surveys i. extended Phase 1 Habitat survey which covers the whole of the site and predates the date of cessation of electricity generation by no more than 12 months. The approved decommissioning and restoration scheme shall be fully implemented within 6 months of the cessation of electricity generation.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- Existing trees and hedgerows on the site planted pursuant to the approved landscaping schemes for the whole site (including in the vicinity of the site access) shall be retained and managed in accordance with the approved landscaping schemes for at least the lifetime of this planning permission and any trees or plants which have been provided as part of the landscaping scheme and which within the lifetime 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.

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4		The site access road shall be hardened, surfaced, drained (to avoid surface water discharge onto the highway) and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.0 metres back from its junction with the public highway.			
5		The green metal mesh fence of maximum height 2.5 metres above ground level and with a ground clearance of 15 centimetres, provided in accordance with the approved drawings shall be retained in this format until the completion of the decommissioning of the site.			
6		The galvanised steel cladding to the sub station shall meet in colour with either BS4800 12B25, BS4800 18B29, BS4800 10B25 or RAL 6003. Once provided the structure shall be maintained in one of these approved colours.			
7		The recommendations under the 'mitigation' section of the Ecological Survey version 2, dated April 2011 by Cornwall Environmental Consultants Ltd. submitted with application 10/01930/MFUL and received by the Local Planning Authority on 1st April 2011 shall be implemented in full.			
8		No external artificial lighting shall be installed at the site without planning permission first having been obtained.			
9		All cables shall be placed underground.			
10		The swales and other drainage measures provided as part of the development of this site shall be managed and maintained in an operational condition until the site has been decommissioned in accordance with condition 1 of this decision notice.			
11		Notwithstanding the provision of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no development of the type referred to in Class A of Part 2 of Schedule 2, relating to the erection, construction or alteration 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.			

Reasons

- 1 To reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity, highway safety and protected species in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development is adequately screened from the Listed Buildings at Ayshford Court and in the interests of highway safety in respect of the nearby trunk road (M5 motorway), in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, Policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 In the interest of highway safety to prevent surface water, mud and other debris being carried onto the public highway in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2.
- 5 In the interest of maintaining security of the site and affording adequate protection to protected species which use the existing hedgerows, in accordance with Mid Devon Core Strategy 2007 Policy COR2 and DM2 and DM5 of Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy 2007 Policy COR2 and DM2 and DM5 of Local Plan Part 3 (Development Management Policies).
- 7 In the interests of safeguarding protected species and their habitat in the carrying out of this proposed development in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and DM2 and DM5 of Local Plan Part 3 (Development Management Policies).
- 8 To minimise the potential for light pollution and disturbance to local amenity in accordance with policies DM2 and DM/5 of Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the visual amenities of the area in accordance with policies DM2 and DM5 of Local Plan Part 3 (Development Management Policies).

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| 10 | | To prevent an increase in flooding and to provide adequate means of surface water disposal, in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR11, DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. | | | |
| 11 | | To safeguard the visual amenities of the area and the movement of protected species across the site in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and DM2 and DM5 of Local Plan Part 3 (Development Management Policies). | | | |

Reasons

The development as constructed, including the provision of a storage container and pole mounted CCTV cameras and subject to the imposed conditions, is considered acceptable with regard to design and siting, its impact on the historic and landscape character of the area, with regard to the setting of listed buildings and the conservation area and in terms of its impact on historic assets, ecology and wildlife, highway safety, flooding and drainage, residential amenity of nearby properties and with regard to all other material considerations. The contribution of the scheme to renewable energy targets on land that is not considered to be the best and most versatile agricultural land is considered to outweigh any limited harm that may arise as a result of the development as conditioned. Therefore, it is considered that the development would accord with Policies COR2, COR5, COR9, COR11 and COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM5 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 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.

17/00069/LBC	Horselake Farm Cheriton Bishop Exeter Devon EX6 6HD	Listed Building Consent for installation of replacement windows	PERCON	DEL	20/03/2017
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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 shall be painted and not stained. The colour to be agreed in writing with the Local Planning Authority before they are installed in the building.
- 4 The new windows shall be set back from the face of the building by at least 200mm.

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 the interest of conservation of the character of the listed building.
- 4 In the interest of conservation of the character of the listed building.

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Reasons

The proposals are works to replace inappropriate or decayed windows are necessary and are supportable. The proposal is considered to be acceptable in accordance with Policy DM27 and Government advice in the National Planning Policy Framework.

17/00076/LBC	59 Bampton Street Tiverton Devon EX16 6AL	Listed Building Consent for the replacement of aluminium windows with wooden, double glazed sash windows	PERMIT	DEL	24/03/2017
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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 No trickle vents shall be added to the windows hereby approved.
- 4 The windows hereby approved shall have a painted finish and be so retained thereafter.
- 5 No weathered glazing beads or drip moulds will be added to the windows hereby approved. The windows will have a traditional finish without routed or moulded detailing and be so retained thereafter.

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 preserve the character and appearance of the listed building in accordance with the National Planning Policy Framework and the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 In order to preserve the character and appearance of the listed building in accordance with the National Planning Policy Framework and the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 In order to preserve the character and appearance of the listed building in accordance with the National Planning Policy Framework and the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00080/FULL	Paul & Tracey Fillery Ltd 2 Coss Close High Street Crediton Devon EX17 3AG	Change of use from osteopathic clinic (D1) to dwelling (C3)	PERMIT	DEL	20/03/2017

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 change of use to a dwellinghouse is considered to be appropriate form of development for the site being within the centre of Crediton and given the location of it, it is not considered that it would demonstrably harm the vitality or viability of the town centre or the amenity of any neighbouring residents. Given the sustainable location of the site it is considered acceptable on the basis that car parking facilities on the land adjacent to it could be available for future occupiers. Although the site is located within the Crediton Conservation Area it is not considered that the application scheme would result in detriment to the character and/or appearance. The applicant has made appropriate arrangements to ensure provision of the necessary off site financial contributions in accordance with policies AL/IN/3. On this basis it is considered the proposals are in accordance with COR1 and COR15 of the Mid Devon Core Strategy 2007, AL/IN/3 of the Mid Devon Allocations and Infrastructure Development Plan Document, and Policies DM1, DM2, DM8, DM16, DM21 and DM27.

Reasons

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

17/00104/HOUSE	Westerne Farm Blackborough Cullompton Devon EX15 2HQ	Erection of two storey rear extension, single storey side extension and detached garage following partial demolition of existing two storey rear extension and existing garage	PERCON	DEL	24/03/2017
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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.

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- No development shall begin until a sample panel of between 1 and 2 square metres in size of the proposed stone, (including colour, texture, pointing, mortar and coursing), to be used for the external walls of the extensions hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel. Such approved materials shall be so used and retained.

Reasons

- In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- For the avoidance of doubt and in the interests of proper planning.
- To ensure the use of stone, mortar, coursing and pointing appropriate to the development in order to safeguard the visual amenities of the site within the Blackdown Hills Area of Outstanding Natural Beauty in accordance with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of a two-storey extension, single storey side extension and detached garage following partial demolition of existing two storey rear extension and existing garage at Westerne Farm, Blackborough is considered to be supportable in policy terms. The overall scale and design of the application scheme is considered to be acceptable taking into account the character, scale, setting and design of the existing house. Furthermore it is not considered that the application scheme would result in any material adverse impacts to the living conditions of occupants of neighbouring properties or adjacent site uses. On this basis the proposals are considered to sufficiently comply with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00107/FULL	Foxlands Farm Hockworthy Wellington Devon TA21 0NP	Retention of temporary agricultural workers dwelling for a further 12 months and erection of an agricultural livestock building	PERCON	DEL	21/03/2017
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Conditions

- The use of the temporary dwelling hereby permitted shall be discontinued on or before 21st March 2018 and, prior to its discontinuance, a scheme for the restoration of the site shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.
- The agricultural building hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- The occupation of the temporary dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

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5 The agricultural livestock building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.

Reasons

- 1 To allow a further period of time for an essential worker to reside on the site to enable a viable business to be established, in accordance with DM10 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 2 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the provision of new residential accommodation without special justification. The temporary permission has been granted on the basis of a projected essential need on the holding and relates to the need to build up that particular holding.
- 5 To safeguard the rural character of the area in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and Policy DM22 of Local Plan Part 3 (Development Management Policies).

Reasons

The agricultural building is not considered to have an unacceptable impact on the visual amenities of the area or the living conditions of neighbouring residents. On balance, the continued siting of a temporary agricultural workers dwelling for a further 12 months is considered to be acceptable in that the applicant has demonstrated an intention to further establish a calve rearing and sheep business, largely through contract with local farmers and that this would necessitate an on-site presence at most times. The proposal is considered to comply with the requirements of relevant policies: COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM2 DM10 and DM22 of the Local Plan 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.

17/00110/HOUSE	15 St Andrew Street North Tiverton Devon EX16 6PH	Erection of extension with terrace and steps following demolition of conservatory	PERMIT	DEL	23/03/2017
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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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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application scheme for the erection of extension with terrace and steps following demolition of conservatory at 15 St Andrew Street North, Tiverton is considered to be acceptable. The proposal would not result in over development of the curtilage and is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extension is not considered to result in less than substantial harm to the character and appearance of the listed property and its setting, which is outweighed by the improvements to the living conditions of the occupants and the general upkeep of the property. The proposal is therefore considered to comply with the following policies; COR13 of the Mid Devon Core Strategy, DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00112/TPO	Southfield Southfield Drive Crediton Devon EX17 2ET	Application to crown lift 1 Western Red Cedar by approximately 9.5m protected by Tree Preservation Order 99/00007/TPO	PERMIT	DEL	23/03/2017
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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) Crown raise up to 9.5m from ground level

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 and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

Mid Devon District Council Tree Officer has no objection to the proposed pruning work. The work will not affect the amenity value or health of the tree.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00116/LBC	Whipples Farm Holcombe Rogus Devon TA21 0HQ	Listed Building Consent for the replacement of existing windows and door on south elevation	PERMIT	DEL	22/03/2017

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 The replacement windows hereby approved shall have a painted finish and shall be retained as such thereafter.
- 4 No trickle vents shall be added to the windows hereby approved.

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 achieve an appropriate visual appearance that will preserve the listed building's special interest in accordance with the National Planning Policy Framework and the Mid Devon Local Plan Part 3 (Development Management Policies) DM27.
- 4 In order to achieve an appropriate visual appearance that will preserve the listed building's special interest in accordance with the National Planning Policy Framework and the Mid Devon Local Plan Part 3 (Development Management Policies) DM27.

Reasons

The proposed works are considered to be justified with reasonably designed replacement joinery proposed. Less than substantial harm will be caused due to a loss of historic fabric but this loss is justified and considered unavoidable. It is 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.

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. 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.

17/00117/LBC	Fairby Farm Cove Tiverton Devon EX16 7RN	Listed Building Consent for the replacement of two steel framed windows with timber double glazed casements	PERMIT	DEL	24/03/2017
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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.

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

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.

17/00118/HOUSE	1, 2, 4 & 7 Ayshford House Ayshford Uffculme Cullompton Devon EX15 3EA	Installation of replacement timber framed single glazed windows with timber framed double glazed windows	REFUSE	DEL	22/03/2017
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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 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.

Reasons

- 1 The proposed development is not considered to respect the character and design of the existing building. The application does not demonstrate a clear understanding of the characteristics of the site or surrounding area and does not make a positive contribution to the local character. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) Policies DM2 and DM13 and the National Planning Policy Framework and should be refused.

17/00119/LBC	1, 2, 4 & 7 Ayshford House Ayshford Uffculme Cullompton Devon EX15 3EA	Listed Building Consent for installation of replacement timber framed single glazed windows with timber framed double glazed windows	REFUSE	DEL	22/03/2017
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Reasons

- 1 The proposed works are not considered to be appropriately detailed or justified and will cause less than substantial harm to the listed building and will therefore not preserve its special architectural, historic and visual interest. The proposal is therefore not in accordance with the Mid Devon Local Plan (Part 3) Policy DM27 and the National Planning Policy Framework and should be refused.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00120/HOUSE	2 Norton Cottages Coleford Crediton Devon EX17 5DD	Erection of pitched thatched roof to replace flat roof	PERMIT	DEL	23/03/2017

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 development 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 host dwelling or its surroundings. The proposal is considered to respect the character and appearance of the Listed Building. As such the proposal is considered to comply with policies, COR2 of Mid Devon Core Strategy (Local Plan Part 1) and policies DM2, DM13 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

17/00121/LBC	2 Norton Cottages Coleford Crediton Devon EX17 5DD	Listed Building Consent for the erection of pitched thatched roof to replace flat roof and replacement window and door on east elevation	PERCON	DEL	23/03/2017
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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 All rainwater goods shall be of cast iron, or other metal, the final finish of which shall be agreed in writing by the Local Planning Authority before installation, and shall be so retained.
- 4 No thatching works shall begin until details of the style of thatching and the materials to be used to cover the roofs of the development have been submitted to, and approved in writing by the Local Planning Authority. The thatching shall be carried out in accordance with these approved details.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- No development/works shall begin until a sample panel of between 1 and 2 square metres in size of the proposed brickwork, (indicating colour, texture, pointing, mortar and coursing), to be used for the external walls of the building hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. The brickwork shall be laid in accordance with the approved sample panel. Such approved materials shall be so used and retained.

Reasons

- 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.
- For the avoidance of doubt and in the interests of proper planning.
- To ensure the use of materials/detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 Local Plan Part 3: (Development Management Policies) DM2, DM13, DM27
- To ensure the use of materials/detailing appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 Local Plan Part 3: (Development Management Policies) DM2, DM13, DM27.
- To ensure the use of brick, mortar, coursing and pointing appropriate to the development in order to safeguard the character and appearance of the Listed Building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13, and DM27.

Reasons

The proposed development by virtue of its overall scale, massing, design and location is not considered to harm the character and appearance of the Listed Building or the contribution it makes to the surrounding area, nor does it result in the loss of any original valuable fabric from the building. In addition no original fabric is As such the proposal is considered to comply with policy DM27 of the Local Plan part 3 and government advice in the National Planning Policy Framework.

17/00126/LBC	15 St Andrew Street North Tiverton Devon EX16 6PH	Listed Building Consent for erection of extension with terrace and steps following demolition of conservatory	PERCON	DEL	23/03/2017
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Conditions

- The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- Prior to their use on site, details/samples of the materials to be used for all the external surfaces (including rainwater goods) of the extension shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.

Reasons

- 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.
- For the avoidance of doubt and in the interests of proper planning.
- To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal for the erection of extension of extension with terrace and steps following demolition of conservatory at 15 St Andrew Street North, Tiverton will not result in significant harm to the character or appearance of the listed building. On this basis the proposal is considered to be acceptable in accordance with Local Plan part 3 (Development Management Policies) DM27, and the National Planning Policy Framework.

17/00128/PNCOU	Land and Buildings at NGR 306513 114664 (Appledore Barton Barns) Appledore Burlescombe Devon	Prior notification for the change of use of agricultural building to Class R (Flexible Business Use)	APA	DEL	20/03/2017
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Reasons

- 1 The proposed change of use in the opinion of the Local Planning Authority meets the requirements of Class R and is therefore acceptable. Prior approval is approved.

17/00130/FULL	Land and Buildings at NGR 306513 114664 (Appledore Barton Barns) Appledore Burlescombe Devon	Internal and external alterations to facilitate the change of use under Class R (planning reference 17/00128/PNCOU) to include the change of use of agricultural land to parking and yard area to be used in conjunction with the B1 (light industrial) units.	PERMIT	DEL	20/03/2017
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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 first occupation of the buildings following the external alterations hereby permitted, the parking area shown on plan P-200 Proposed Plans & Elevations received by the Local Planning Authority on the 25th of January 2017 shall be provided and shall be surfaced with a permeable surface only. The parking spaces shall be retained for such use in conjunction with the B1 units only and be maintained as such thereafter

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure there is adequate parking and turning space within the site to serve the B1 units proposed, and to ensure the development does not negatively impact on the local highway network in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Overall, the proposed works are considered reasonably necessary to facilitate the change of use permitted by Class R. The works will retain the rural appearance of the buildings, there is sufficient parking and turning space within the site to serve the B1 units and there will be no additional impermeable areas within the site, so flood risk and surface water runoff are not considered to increase as a result of the proposal. As such, the proposed development is considered to be in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

17/00132/HOUSE	7 King Street Silverton Exeter Devon EX5 4JG	Erection of single storey extension to rear, replacement of flat roofs with pitched roofs and erection of garage together with new driveway and vehicular access onto Applemede	PERCON	DEL	22/03/2017
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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 its first use on the dwelling, details and a sample of the proposed Cedral cladding shall be submitted to and approved in writing by the Local Planning Authority.
- 4 The roof covering for the extension works to the dwelling hereby approved shall be natural slate to match the existing dwelling and shall be so retained and maintained thereafter unless agreed otherwise 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 materials used are of a high quality and conserve the character and appearance of the conservation area within which the dwelling is located, in accordance with policy DM2 and DM27.
- 4 To ensure the materials used are of a high quality and conserve the character and appearance of the conservation area within which the dwelling is located, in accordance with policy DM2 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed single storey rear extension, re-roofing works and the provision of a new garage and access, 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 works are considered to respect the character, scale, setting and design of the existing dwelling and the Conservation Area within which the site is located. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR17 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13 and DM27, and Government advice in the National Planning Policy Framework.

Reasons

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

17/00143/TPO	5 Springfield Drive Tiverton Devon EX16 5PN	Application to crown thin, crown lift by approximately 2-3m and crown reduce by 2-3m 1 Horse Chestnut tree protected by Tree Preservation Order 73/00016/TPO	SPLIT	DEL	24/03/2017
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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) Crown raise to clear 2.5 - 3m from ground level b) Crown reduce the overall canopy by no more than 2m with pruning cuts kept to 50-70mm diameter.

Reasons

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

Reasons

Mid Devon District Council Tree Officer agrees to lesser works in line with current good arboricultural practice. The crown lifting work and a light crown reduction is acceptable, however, the crown thinning work beyond removing any deadwood is not acceptable or appropriate.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00146/FULL	Land and Buildings at NGR 292666 120353 (Down Farm) Stoodleigh Devon	Conversion of barn to dwelling, including parking, access and garden (Revised Scheme)	PERCON	DEL	24/03/2017

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 commencement of any works to the roof of the building, an additional detailed schedule of works shall be submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a) Specific details of the works required to replace the existing roof, including details of any of the existing roof structure that is capable of being retained/reused. The agreed schedule, in addition to that already submitted by XL Planning and Design Ltd, shall be strictly adhered to during the course of the conversion works.
- 4 All telephone, electricity and mains gas services to the building shall be placed underground.
- 5 Before its installation, details of the size, location and maintenance regime of the proposed package treatment plant shall be submitted to and approved in writing by the Local Planning Authority and shall be so retained and maintained thereafter.
- 6 The good practice/mitigation works as set out in Appendix 7 of the submitted Ecological Survey Report prepared by Acorn Ecology Ltd and received by the Local Planning Authority on the 1st of September 2017 shall be implemented, completed and retained in accordance with the requirements of that report.
- 7 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.

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 works to re-roof the building are appropriate and do not result in the unnecessary removal of elements of the existing roof structure in accordance with Policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the development makes a positive contribution to its immediate surroundings, and preserve the character, setting and special qualities of the heritage assets in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure foul sewage is adequately and appropriately managed within the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To safeguard ecology in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 7 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed conversion of the barn at Down Farm, Stoodleigh, 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, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies), Policies 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 pre-application discussions, negotiations, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00147/LBC	Land and Buildings at NGR 292666 120353 (Down Farm) Stoodleigh Devon	Listed Building Consent for conversion of barn to dwelling	PERCON	DEL	24/03/2017
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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 roof covering shall be natural slate only, and prior to its installation a sample shall be submitted to the Local Planning Authority and approved in writing. The approved slate sample shall be used as the approved roof covering and shall be retained thereafter.
- 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 and original building being repaired and/or renewed.
- 7 Prior to the first occupation of the dwelling, details of the boundary treatment to form the boundary between the eastern boundary between the approved dwelling and Down Farm shall be submitted to and approved in writing. The approved boundary treatment shall be implemented in full prior to the first occupation of any part of the dwelling hereby approved and shall be retained and maintained thereafter.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To 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 Policies DM2 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 Policies DM2 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 Policies DM2 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 Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).			
7		To ensure the use of an appropriate boundary treatment that positively contributes to the setting of the heritage assets, in accordance with Policies DM2 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 Down 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 secure the long term presence and viability of the building to be converted. 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.

17/00150/FULL	Land at NGR 273054 107880 (Lowerfield House) Lapford Devon	Erection of 2 stables with open shelter and hay store and solar PV on the east facing roof	PERCON	DEL	20/03/2017
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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 use hereby permitted shall only be for the benefit of and shall be carried on only by the occupants of the existing dwelling currently known as Lowerfield House. The stables hereby permitted shall not be used for the purposes of a riding establishment within the meaning of the Riding Establishment Act 1964 or for any type of livery use.
- 4 Before their installation, details of any external lighting will have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- 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.

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 Permission is granted solely to serve the domestic needs of the applicant and the Local Planning Authority wishes to have the opportunity of exercising control over any subsequent use in the event of the applicant ceasing the use hereby permitted.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 To safeguard the rural character of the area in accordance with Policy DM29 of the 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 the Local Plan Part 3 (Development Management Policies).

Reasons

The planning application proposal is considered to be supportable in policy terms. The proposed development does not adversely affect the setting of the host Listed Building in order for it to be considered to cause detrimental harm to its setting. The design, scale, location and materials proposed for the new building are considered to be acceptable. Given the siting of the building and the scale of the equestrian use, and subject to the proposed use being restricted to prohibit livery it is not considered that the development would impact upon the privacy or amenity of the occupants of other nearby dwellings. The use of the application site (land and building) for private equestrian use is not considered to result in an increase in traffic movement on the local highway network. Following the assessment of the application scheme it is not considered that it will harm the character and/or the visual amenities of the area. On this basis the application scheme is considered to be in accordance with Policies DM1, DM23 and DM27 of the Local Plan Part 3 (Development Management Policies), Policies COR18 and COR9 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.

17/00161/HOUSE	Hollycroft Cottage The Square Sandford Crediton Devon EX17 4LN	Erection of first floor extension over existing garage	PERMIT	DEL	20/03/2017
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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 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 and DM27.

Reasons

The proposed development 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 host dwelling or its surroundings. The proposal is considered to respect the character and appearance of the Sandford Conservation Area. As such the proposal is considered to comply with policies, COR2, DM2, DM13 and DM27.

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 with the applicants 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.

17/00168/HOUSE	Fair Oaks Bradninch Exeter Devon EX5 4NB	Erection of porch, installation of replacement windows to side elevations, and installation of 8 velux windows	PERMIT	DEL	23/03/2017
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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 porch and alterations 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 works are considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR17 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13, and Government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00170/FULL	Lightsource Renewable Energy Ltd Solar Farm at NGR 308586 118079 Burlescombe Devon EX16 7JT	Retention of external lighting to DNO Substation	PERMIT	DEL	24/03/2017

Reasons

The site is located within the open countryside when development is controlled. It is not considered that the proposal will harm the character of the area or any nature conservation interests over and above the current operation of the site. There are no residential properties in close proximity to the unit and therefore the proposed development is unlikely to impact on residential amenity or create undue light pollution in another wise dark location. As such, it is considered that the proposal complies with policies COR1, COR2, and COR18 of Core Strategy and policies DM1, DM2, and DM7 of the Local Plan Part 3. In addition, the proposed development is considered to be in accordance thrust of the National Planning Policy Framework in curtailing light pollution.

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.

17/00186/HOUSE	Workshop Vellake Sandford Devon	Improvement of existing barn accommodation including new slate roof and erection of music room following removal of workshop	PERMIT	DEL	20/03/2017
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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 additional accommodation contained within the barn and the music room hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as 'Vellake'), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the site which is the open countryside and in accordance with Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and COR18.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the improvement of existing barn accommodation including new slate roof and erection of music room following demolition of workshop is considered to be supportable in policy terms. Although the alterations to the building and the new music room provide a substantial scope of accommodation it is considered that given the reasoning provided for the additional accommodation and the proximity to the main dwelling, it is reasonable to conclude that the accommodation would be occupied on an ancillary basis and will be conditioned as such. The resulting building will be relatively large however it is considered that the design is in keeping with the general character of the existing building and the wider rural area. The site does not have any near neighbours and therefore there are no concerns regarding impacts on neighbouring properties. Despite the scope of accommodation it is not considered that the proposal would result in overdevelopment of the dwelling curtilage. Overall it is considered that the proposed application is compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 2), DM1, DM2 and DM13 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 with the applicant's 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.

17/00216/HOUSE	18 Mayfair Tiverton Devon EX16 4NQ	Erection of single storey extension and alterations to front elevation	PERMIT	DEL	24/03/2017
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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 extension in terms of its scale, design and position is not considered to dominate the host dwelling and is 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 properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM8, 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.

17/00241/HOUSE	46 Tidcombe Lane Tiverton Devon EX16 4EQ	Erection of extension	PERMIT	DEL	21/03/2017
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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 extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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