

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
13/00966/FULL	Padbrook Park Cullompton Devon EX15 1RU	Variation of conditions 2 and 14 of planning permission 11/00526/MFUL to omit Plot 15 and allow the dwellings to be constructed concurrently with the highway works	PERCON	DEL	29/03/2017

## Conditions

- 1 The development hereby permitted shall be taken to have lawfully begun on 10th July 2013.
- 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 materials of the development shall be as detailed in the letter and supporting documentation from Trevor J Spurway dated 13th October 2013 pursuant to Condition 3 of planning permission 11/00526/MFUL.
- 4 The boundary walls for the development shall be provided in accordance with the details as discharged by the Local Planning Authority's letter to Trevor J Spurway dated 22nd November 2012 as a discharge of condition 4 of planning permission 11/00526/MFUL.
- 5 External doors and windows for the dwellings shall be provided in accordance with the details as contained in the Local Planning Authority's letter to Trevor J Spurway dated 19th October 2016 in respect of condition 5 of planning permission 11/00526/MFUL.
- 6 Hard landscaping works shall be carried out in accordance with the details as discharged by the Local Planning Authority's letter to Trevor J Spurway dated 25th November 2016 in respect of condition 6 of planning permission 11/00526/MFUL. Such approved works shall be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 7 All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping as approved by the Local Planning Authority in its letter to Trevor J Spurway dated 25th November 2016 in respect of condition 7 of planning permission 11/00526/MFUL shall be carried out within 9 months of the substantial completion of the development (or phase thereof), and 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.
- 8 Tree Protection measures as agreed in writing by the Local Planning Authority on 10th May 2016 in respect of condition 8 of planning permission 11/00526/MFUL shall be strictly adhered to before and during construction of the approved development.

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- 9 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 scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: - human health, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - adjoining land, - groundwaters and surface waters, - ecological systems, - archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. The remediation scheme should detail measure necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Following the identification of unexpected contamination no further development shall take place until the approved remediation scheme has been completed. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. 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
- 10 No part of the development hereby approved shall be brought into its intended use or occupied until the proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall have been provided in accordance with the details agreed by the Local Planning Authority in its letter of 25th November 2016 to Trevor J Spurway in respect of condition 14 of planning permission 11/00526/MFUL.
- 11 Before the development hereby permitted is first brought into its permitted use, a gate/s shall be provided across the entire width and at the entrance of the 4.0 metre service margin to the Public Open Space from Padbrook Park. The gate/s shall be provided in accordance with the details approved in writing by the Local Planning Authority in its letter of 22nd December 2016 to Trevor J Spurway in respect of condition 18 of planning permission 11/00526/MFUL and once installed shall thereafter be so retained.
- 12 The recommendations at section 7.0 of the Greena Ecological Consultancy Wildlife and Habitat Survey, version 5: March 2011 and received by the Local Planning Authority on 1st April 2011 as part of planning permission 11/00526/MFUL shall be implemented in full following commencement and for the duration of the construction of the development hereby permitted.

## Reasons

- 1 In order to set a lawful date for the commencement of the development.
- 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 and the character and appearance of the finished development in accordance with Policies DM2 and DM15 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the finished development in accordance with Policies DM2 and DM15 of Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the finished development in accordance with Policies DM2 and DM15 of Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and the character and appearance of the finished development in accordance with Policies DM2 and DM15 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policies DM2 and DM15 of Local Plan Part 3 (Development Management Policies).			
8		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 Policies DM2 and DM15 of Local Plan Part 3 (Development Management Policies).			
9		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 and DM7 of Local Plan Part 3 (Development Management Policies).			
10		In accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies) and to ensure that: a) Adequate information is available for the proper consideration of the detailed proposals; b) The site is developed in a proper manner; c) Adequate access and associated facilities are available for all traffic attracted to the site, in the interest of safety of all users of the adjoining public highway and to protect the amenities of the adjoining and future residents.			
11		In the interests of preventing the use of the Public Open Space and the bridge over the Cole Brook as a short cut for patrons of Padbrook Park Country Club to preserve the amenity of residents of Fulford Drive and in the interests of visual amenity, in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
12		To safeguard protected species using the site.			

#### Reasons

The variation of Conditions 2 and 14 of planning permission 11/00526/MFUL allows for one less dwelling to be constructed and for those to be built alongside the necessary highway works to serve the development. The use of the existing access to Padbrook Park Golf and Country Club for construction traffic does not have an unacceptable impact upon the safety of patrons to the Club who continue to use the access or upon the safety of users of the public highway network. There have been no material change in circumstances since the grant of the earlier planning permission to now justify refusal of this application and the provision of the 14 dwellings will provide a useful contribution toward the housing stock in Cullompton and the wider Mid Devon District. The application is in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR3, COR7, COR8, COR9, COR11, COR12 and COR14, Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policies AL/DE/3, AL/IN/3, AL/IN/6 and AL/CU/10, Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM8 and DM14 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 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.

<b>16/01803/LBC</b>	Fairfield Cottage Colebrooke Lane Cullompton Devon EX15 1PD	Listed Building Consent to replace 8 windows	PERMIT	DEL	30/03/2017
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#### Conditions

- 1 The works hereby permitted shall be begun before the expiration of two 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 works shall be completed in accordance with the schedule as agreed in the email correspondence dated 30th March 2017 and included on the 'approved plans' list.

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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 To ensure that the works are carried out in a timely manner and that enforcement issues are resolved, to preserve the special interest of the listed building.
- 4 To ensure a visual appearance in keeping with the listed building in accordance with the NPPF and policy DM27 of the Local Plan Part 3 (Development Management policies).

**Reasons**

The proposed works are considered to be justified and well detailed and will resolve unauthorised works previously carried out to the listed building. 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.

16/01932/MFUL	Land at NGR 294211 123012(Higher Barn) Bampton Devon	Construction of 2 ponds, a wetland area, an attenuation basin and creation of additional 120m of Devon hedgebank	PERCON	COMM	30/03/2017
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**Conditions**

- 1 The development hereby approved shall be commenced within 3 months of the date of the decision notice in accordance with the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out in accordance with the details on the approved plans.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the 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.
- 4 The development hereby permitted shall be carried out in strict accordance with the drainage strategy indicated on drawings 39494-2001-500 Rev A received 23rd March 2017 and once provided the drainage scheme shall be permanently retained and maintained.
- 5 The development hereby permitted shall be carried out in accordance with the planting schedules indicated on drawing SPP 2047.002 Rev D dated 10th February 2017 and received 23rd March 2017.

**Reasons**

- 1 To ensure the timely remediation of the site and to ensure that new planting takes place within the next planting season.
- 2 For the avoidance of doubt and to ensure the site is remediated in accordance with the approved plans.
- 3 To ensure, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in Paragraph 5.3 of the Mid Devon Local Plan Part 3: (Development Management Policies) Policy DM27, that an appropriate record is made of archaeological evidence that may be affected by the development.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		For the avoidance of doubt and to ensure surface water on the site is managed in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
5		For the avoidance of doubt and to ensure the additional planting is achieved in order to achieve the biodiversity improvements on the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			

#### Reasons

The proposed development seeks planning permission to reinstate the site following the carrying out of unauthorised works in 2016 and therefore to negate the requirement for the Local Planning Authority to serve an enforcement notice. The proposed development would result in the recontouring of the site, retention of two ponds and a wetland area, the completion of a land drainage scheme (including swales, filter drains and other drainage features), creation of new hedgebank and extensive tree, hedge and scrub planting throughout the site. It is considered that the proposed development would improve the visual amenity of the site and restore and enhance the character of the site once the reinstatement works and additional planting have been completed. The completion of the drainage scheme should ensure that the works that have taken place on site do not result in any localised flooding. The archaeological monitoring of the reinstatement works at the northern end of the site will ensure that the off site archaeological feature known as the "Mound" is not detrimental affected. The additional planting will enhance the biodiversity of the site. For the reasons given it is considered that the proposals are in accordance with Policies COR2, COR9, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and that conditional planning permission should be granted.

#### Reasons

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

<b>16/01943/FULL</b>	S O L Electrical Limited 22 Lower Town Sampford Peverell Tiverton Devon EX16 7BJ	Change of use of land from commercial, to include the demolition of building and erection of 2 dwellings	REFUSE	DEL	31/03/2017
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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. 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 NPPF confirms the great weight in favour of the conservation of 'designated heritage assets', such as Conservation Areas. In addition, the LPA has a Statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area. In this instance, the proposal is considered to be of a size, massing, height and roof design that detracts from the character and appearance of the Sampford Peverell Conservation Area and are considered to result in less than substantial harm to the designated heritage asset. The application is not supported by a heritage statement and the planning statement does not provide an assessment of significance of the heritage assets in the locality, an assessment of the impact of the proposed development on significance of the assets or a justification for the proposed works, contrary to para 128 of the NPPF. As a result, the application is considered to be contrary to policies COR2 of the Mid Devon Core Strategy (LP1), DM2 and 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
2		The Council are not satisfied that the proposed development provides reasonable, useable amenity area for dwellings of this size. This is contrary to paragraph 17 of the NPPF and policies DM2 (e) and DM14. Policy DM14 requires that new housing development (amongst other things) delivers adequate daylight, sunlight and privacy to private amenity spaces and principal windows. It also requires that private amenity space reflects the size, location, floorspace and orientation of the property. In the opinion of the Local Planning Authority, the proposed development fails to secure a high quality design and a good standard of amenity for future occupants of the proposed dwellings and may result in pressure for the loss of existing trees contrary to Policy COR2 of the Mid Devon Core Strategy and Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies) and paragraph 17 of the NPPF.			
3		The proposed development, due to its scale and mass in close proximity to the boundary with the adjacent playground, will have an overbearing impact on the users of that space. This is contrary to criterion (e) of Policy DM2 of Local Plan Part 3 (Development Management Policies) and paragraph 17 of the NPPF.			
4		The application proposal does not include a contribution towards the provision or improvement of open space in Sampford Peverell. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan (Local Plan Part 2) and Supplementary Planning Document "The provision and funding of open space through Development (May 2008).			
<b>17/00035/FULL</b>	<b>Barns at NGR 268190 112291 Ford Farm Eggesford Devon</b>	<b>Conversion of 2 redundant barns to 2 dwellings</b>	<b>PERCON</b>	<b>DEL</b>	<b>31/03/2017</b>

#### 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 works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been 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.
- 4 No development shall begin until a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. Accompanying drawings shall also show the methods, techniques and materials to be used for any proposed repairs to the structure. The agreed schedule shall be strictly adhered to during the conversion works. In the event of any structural collapse no reconstruction work shall take place without the prior approval in writing of the Local Planning Authority supported by appropriate structural details.
- 5 No development shall begin until full details of the proposed internal insulation works including drawings of the proposed materials and fixings have been submitted to and approved by the Local Planning Authority. The agreed details shall be strictly adhered to during the conversion works unless otherwise agreed in advance in writing with the Local Planning Authority.
- 6 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the buildings and patio/courtyard areas have been submitted to and approved in writing by the Local Planning Authority.
- 7 Prior to their use on site, a sample panel of between 1 and 2 square metres in size of the proposed stone, brickwork, lime render and limewash (indicating colour, texture, pointing, mortar and coursing), to be used for the walls of the buildings 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. The brickwork shall be in Flemish bond. Such approved materials and details shall be so used and retained.
- 8 Prior to their use on site, the working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. The rooflights hereby permitted shall be flush fitting. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		All telephone, electricity and mains gas services to the building shall be placed underground. Metre boxes shall not be placed on any external facing walls.			
10		The flue(s) hereby permitted shall be painted with a matt black finish where they are on the outside of the building, and shall be so retained.			
11		No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels, and incorporating a cross section of the proposed Devon banks shown on drawing number 02A. The scheme shall also include details to scale of all new fencing. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and 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.			
12		All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, 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		The mitigation works as proposed in the Draft Mitigation Method Statement prepared by David F Wills (September 2016) shall be implemented and completed in accordance with the requirements of the report. No works shall be commenced onsite unless and until the appropriate requirements have been fulfilled to the satisfaction of the Local Planning Authority.			
14		Prior to the first occupation of either building the pole barn attached to the stable building shall be demolished in its entirety to the satisfaction of the Local Planning Authority.			

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of the historic fabric that may be affected by the development.
- 4 To ensure, in accordance with the National Planning Policy Framework (2012) the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that the impact of the works are properly assessed in that eventuality.
- 5 To ensure, in accordance with the National Planning Policy Framework (2012) the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that the impact of the works are properly assessed in that eventuality.
- 6 To ensure the use of stone, mortar, coursing and pointing appropriate to the works in order to safeguard 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, DM11, and DM27.
- 7 To ensure the use of stone, mortar, coursing and pointing appropriate to the works in order to safeguard 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, DM11, and DM27.
- 8 To ensure the use of materials and detailing appropriate to the development/works, 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, DM11, and DM27.
- 9 In order to safeguard the visual amenity of the area and 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, DM11, and DM27.
- 10 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 and Local Plan Part 3: (Development Management Policies) DM2, DM11, and DM/27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
11		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).			
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 the proposed development retains the known nature conservation interest in accordance with policy DM11.			
14		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policies DM2, DM11 and DM27 of Local Plan Part 3: (Development Management Policies).			

**Reasons**

The application scheme for the proposed works is supportable in policy terms. It is not considered that the proposal would significantly harm the character, appearance or setting of the listed buildings. The work can be achieved without significant alteration and without any extensions. The access is acceptable in terms of capacity and highway safety and ecological implications can be addressed. Overall the application scheme is considered to be in accordance with the following policies: Mid Devon Core Strategy (Local Plan Part 1) COR2, COR9 and COR18, Local Plan Part 3 (Development Management Policies) DM2, DM11, DM8 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 the following ..... In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/00037/LBC</b>	Barns at NGR 268190 112291 Ford Farm Eggesford Devon	Listed Building Consent for the conversion of 2 redundant barns to 2 dwellings	PERCON	DEL	31/03/2017
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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 works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been 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 District Planning Authority.
- 4 No development shall begin until a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. Accompanying drawings shall also show the methods, techniques and materials to be used for any proposed repairs to the structure. The agreed schedule shall be strictly adhered to during the conversion works. In the event of any structural collapse no reconstruction work shall take place without the prior approval in writing of the LPA supported by appropriate structural details.
- 5 No development shall begin until full details of the proposed internal insulation works including drawings of the proposed materials and fixings have been submitted to and approved by the Local Planning Authority. The agreed details shall be strictly adhered to during the conversion works unless otherwise agreed in advance in writing with the Local Planning Authority.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
6		Prior to their use on site, a sample panel of between 1 and 2 square metres in size of the proposed stone, brickwork, lime render and limewash (indicating colour, texture, pointing, mortar and coursing), to be used for the walls of the buildings 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. The brickwork shall be in Flemish bond. Such approved materials and details shall be so used and retained.			
7		Prior to their use on site, the working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. The rooflights hereby permitted shall be flush fitting. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.			
8		All telephone, electricity and mains gas services to the building shall be placed underground. Metre boxes shall not be placed on any external facing walls.			
9		The flue(s) hereby permitted shall be painted with a matt black finish where they are on the outside of the building, and shall be so retained.			
10		Prior to the first occupation of either building the pole barn attached to the stable building shall be demolished in its entirety to the satisfaction of 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 ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of the historic building fabric that may be affected by the development.
- 4 to ensure, in accordance with the National Planning Policy Framework (2012) the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that the impact of the works are properly assessed in that eventuality.
- 5 To ensure, in accordance with the National Planning Policy Framework (2012) the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that the impact of the works are properly assessed in that eventuality.
- 6 To ensure the use of stone, mortar, coursing and pointing appropriate to the works in order to safeguard 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, DM11, and DM27.
- 7 To ensure the use of materials and detailing appropriate to the development/works, 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, DM11, and DM27.
- 8 In order to safeguard the visual amenity of the area and 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, DM11, and DM27.
- 9 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 and Local Plan Part 3: (Development Management Policies) DM2, DM11, and DM27.
- 10 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policies DM11 and DM 27 of Local Plan Part 3: (Development Management Policies).

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### Reasons

The proposed works are considered to be supportable in policy terms as the works are not considered to significantly harm the character, appearance and setting of the listed building. The proposal would result in the loss of some historic building fabric; however this is justifiable to achieve the proposed works to the outbuilding that will ensure that this part of the building is retained intact. The harm to the buildings is acceptably balanced against the public benefits accruing from the conversion and future preservation of the buildings. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM11 and DM27 and Government advice in the National Planning Policy Framework.

17/00061/FULL	Fairpark Exeter Road Crediton Devon EX17 3BJ	Erection of 2 dwellings, alterations to access including re-alignment of entrance wall and rebuilding missing gate pier	PERCON	DEL	31/03/2017
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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 Arboricultural Method Statement and Tree Protection Plan to protect the trees to be retained on the site has been submitted to, and approved in writing by, the Local Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to before and during construction.
- 4 No other part of the development shall be commenced until the alterations to the junction with Exeter Road and the parking and turning areas have been provided in accordance with details shown on the submitted plans. Following their provision these facilities shall be so retained.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D and E of Part 1 of Schedule 2, shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.
- 6 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 7 Notwithstanding the details shown on drawing numbers 02 and 03, revised details of the Devon bank, hazel hurdle fence and hedgerow planting to form a 2.5 metre high bank/screen shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the occupation of the proposed dwelling and so retained.
- 8 All telephone, electricity and mains gas services to the building shall be placed underground.
- 9 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.
- 10 Before its use on site, a sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the walls of the dwellings 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.

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 that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 4 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 5 To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and turning areas and amenity space are maintained for the proposed dwelling in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 6 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 7 To ensure that the proposed development makes a positive contribution to the preservation and enhancement of the visual amenity of the locality/area in accordance with Policies DM2, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 8 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM14 and DM27.
- 9 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 10 To ensure the use of stone, mortar, coursing and pointing appropriate to the development in order to safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27.

### Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Crediton. The proposed development will be at a density compatible with its surroundings and it is considered that the contemporary and modern design is acceptable and would have a detrimental impact on the character and/or appearance of this part of the Crediton Conservation Area. Furthermore given the scope of the boundary treatment proposed and the scale and mass of the development it is not considered that the application scheme would harm the setting of the host listed building or its surroundings. There is adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwellings and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. There is no detrimental impact on the living conditions of the proposed residents. The applicant has made appropriate arrangements to ensure provision of the necessary off site financial contributions in accordance with Policies AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) . The proposal is therefore in accordance with Policies COR9, COR2, and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), together with Policies DM1, DM2, DM3, DM8, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies).

### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included completing the assessment 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
17/00062/LBC	Fairpark Exeter Road Crediton Devon EX17 3BJ	Listed Building Consent for re-alignment of southern wall and re-building of lost gate pier	PERCON	DEL	31/03/2017

#### 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 Before its use on site, a sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for relocated southern entrance wall and pier 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.
- 4 Before commencement, a design drawing showing the height of the relocated southern entrance wall and pier and its coping detail shall be submitted to and approved in writing by the Local Planning Authority. The works so approved shall be completed in accordance with the approved details and shall be so retained.

#### Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the Conservation Area and Listed Building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM27.
- 4 To ensure the use of materials and detailing appropriate to the character and appearance of the Conservation Area and Listed Building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM27.

#### Reasons

The proposed scheme for the re-alignment of southern wall and re-building of the lost gate pier at the entrance to the site is considered to be supportable in policy terms. The physical works are considered to be sympathetic in terms of their visual appearance and are not considered to harm the character, appearance and/or setting of the principal listed building. In addition the proposal would not result in the loss of any significant historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27, and Government advice in the National Planning Policy Framework.

17/00153/HOUSE	8 Parsons Close Kentisbeare Cullompton Devon EX15 2BN	Erection of two storey side extension and single storey extension to rear	PERMIT	DEL	27/03/2017
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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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**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 extensions proposed represent a significant increase in the size of the original dwelling and the resultant garden is considered to be modest but on balance will be sufficient for the property. The driveway will remain to be capable of accommodating two cars and therefore meets with the requirements of Policy DM8 of the Local Plan Part 3 (Development Management Policies). The two storey extension will have an impact upon the amenity of the neighbouring properties, particularly that to the west. However, having regard to the orientation of the properties and the existing situation and that no neighbour representations have been received this is also, on balance acceptable. Having taken into account all material considerations, the application is considered to meet with the requirements of Policy COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

17/00165/LBC	Rillside Calverleigh Tiverton Devon EX16 8BA	Listed Building Consent for replacement of render with lime render, external insulation to west gable walls, works of repair to porch and increase in height of existing chimney stack (with standard pot added) to total height of 1.8metres	PERMIT	DEL	30/03/2017
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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 bricks used to increase the height of the chimney stack should match those currently in situ in colour, texture and size as far as practically possible.
- 4 The consent hereby granted applies to the increase in height of the chimney stack itself and does NOT give consent for the use of a 900mm chimney pot (as shown in the photomontage).

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
		2 For the avoidance of doubt and in the interests of proper planning.			
		3 To ensure the appearance for the listed building is not harmed, in accordance with the NPPF and policy DM27 of the Mid Devon Local Plan (Part 3 - development management policies)			
		4 For the avoidance of doubt and to ensure the appearance for the listed building is not harmed, in accordance with the NPPF and policy DM27 of the Mid Devon Local Plan (Part 3 - Development Management Policies).			
<b>Reasons</b>					
The proposed works are considered to be justified and reasonable and will not cause harm to the listed building. 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.					
17/00171/FULL	Drews Forge Higher Mill Lane Cullompton Devon EX15 1AG	Variation of condition (2) to allow the substitution of approved plans and condition (3) Archaeological programme and to discharge conditions (5), (6) & (7) on planning permission 15/01414/FULL	PERMIT	DEL	27/03/2017

### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 Notwithstanding the submitted plans specific details are not approved, these include Upvc gutters and Upvc windows, other than these two elements the development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development is to be undertaken fully in accordance with the submitted and approved Written Scheme of Investigation (WSI) prepared by AC Archaeology (document ref ACD1514/1/1 and dated 12/12/16, submitted to the Local Planning Authority under 15/01414/Full and discharged.
- 4 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 5 The materials for the proposal are to be in conformity with the details submitted within the letter dated 18th December 2016 submitted pursuant to planning application 14/01414/FULL. No other materials are to be used without first being provided and written approval of the Local Planning Authority has been undertaken; such approved materials are to be so retained.
- 6 Windows shall be Jeld Wen Elegance Flush Casement Dark grey/black for the single storey unit and white for the three storey units and the doors shall be vertical tongue and groove, (painted/stained dark grey or black for the single storey unit and a colour to suit for the three storey units). Installation of the doors/doorframes/windows/dormers shall be in accordance with these approved details, and be so retained.
- 7 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1 relating to extensions or alterations of the dwellings or their roofs or provision of outbuildings, etc, hard surfaces, or chimneys and flues, or Classes A, B of Part 2, of Schedule 2, relating to fences, gates or other structures within the curtilage of the building(s) shall be undertaken within the application site 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 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 Paragraph 141 of the National Planning Policy Framework.
- 4 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM27 of the Mid Devon 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 and character and appearance of the conservation area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the visual amenities of the area and the character and appearance of the building(s) to be provided in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM14 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

The current proposal is acceptable in that the proposed dwellings are in a sustainable location and are considered to be appropriately scaled and designed in terms of its impact on the street scene and the adjacent dwellings and public house. The proposal is not considered to lead to an objectionable impact on the privacy and amenity of any other neighbouring occupiers. There is provision of amenity space for each unit commensurate with the size of each. There is no requirement for parking as adequate parking is available within the street and the adjacent municipal car park. The proposed is within the settlement limits of Cullompton and within walking distance of the main shopping area within the High Street and Fore Street. The proposal undertakes the removal of an existing building within the conservation area of Cullompton with the proposed dwellings being appropriately designed to consider the previous design of the original building. The proposal is therefore considered to comply with the requirements of relevant Policies: COR1, COR2, COR9 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies), AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), Supplementary Planning Documents on the provision and funding of open space through development, air quality and development and provision of parking in new development 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.

17/00172/FULL	Maidendown Caravan Park Burlescombe Devon	Erection of an amenity block/day room	PERMIT	DEL	31/03/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.
- 3 The building hereby approved shall be used to provide an amenity/day building for the occupiers of the Maidendown Caravan Site outlined in blue on the submitted Site Location Plan and shall not be used to provide overnight residential accommodation.

**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 concur with the nature of the application and to ensure that the building is not used to provide overnight residential accommodation, for which there is no justification or development plan support.

**Reasons**

The proposed amenity room/day building is reasonably necessary to support the wider caravan site and by virtue of its overall scale, design and location is not considered to harm the rural character and appearance of the area. As such the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) 2026 and Policies DM1 and DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

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

17/00174/FULL	West Studham Farm Yeoford Crediton Devon EX17 5EY	Variation of Condition 4 of Planning Permission 16/01344/HOUSE to read 'Development to proceed with the Bat mitigation scheme supplied with the application, subject to any variation, required by Natural England under any licence issued'	PERMIT	DEL	27/03/2017
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**Conditions**

- 1 The effective date for the terms of the permission is the 7th February 2017.
- 2 The new roof lights shall be flush with the roof slope.
- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 4 The mitigation works as required in the Ecological Survey Report (August 2016) prepared by Colmer Ecology Ltd shall be implemented and completed, subject to any variation required by Natural England under any license issued.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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5 The development hereby approved shall be completed in accordance with the samples approved by the Local Planning Authority in accordance with the specific details and the materials pursuant to Local Planning Authority refs: 16/01345/LBC and 16/01344/FULL. No other materials other than the approved materials shall be used without the prior written approval of the Local Planning Authority.

6 All telephone, electricity and mains gas services to the building shall be placed underground. Meter boxes shall not be placed on any external facing walls.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 To ensure the proposed development retains the known nature conservation interest in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27.
- 5 To ensure the use of appropriate materials 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.
- 6 In order to safeguard the visual amenity of the area and 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 principle of an extension and alterations to the property has already been established on this site as referred by LPA refs. 16/01345/LBC and 16/01344/FULL. The application scheme seeks to alter the scope of the Bat Mitigation as previously approved now proposing access points with the ridge. All other aspects of the proposals remain as per the approved scheme. As per the approved scheme the design is considered to be in keeping with the character of the existing dwelling and would present as a subservient addition. There are no concerns regarding over development of the dwelling curtilage. The proposal would not affect the relationship with any neighbouring properties. It is not considered that the proposal would harm the character, appearance or setting of the listed building. On this basis the revised planning application proposals remains considered to be in accordance with the following policies: Mid Devon Core Strategy (Local Plan 1) COR2 and COR 18, Local Plan Part 3 (Development Management Policies) DM2, 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 the 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.

17/00178/FULL	Ground Floor 32 East Street Crediton Devon EX17 3AX	Change of use from D1 (veterinary surgery) to C3 (dwelling)	PERMIT	DEL	31/03/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The application for the change of use from D1 (veterinary surgery) to C3 (dwelling) is considered to be supportable in policy terms. The proposal includes a modest extension at the rear which will enable the reuse of a small unit close to town centre services. The unit will provide a very modest dwelling, however the floor space meets the national floor space standards and overall it is considered that the proposal would provide an acceptable level of amenity for future occupiers. The proposal does not include any parking provision however considering the proximity to local services and the previous use of the site it is considered acceptable. The proposal would not harm the character and appearance of the Street scene and/or this part of the Crediton Conservation area. Financial contributions to enable off-site provision, have been submitted in accordance with policies AL/IN/3 and AL/CRE/8. Overall the proposal is considered to be compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local plan 1), DM1, DM2, DM14 and DM27 of the Local plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the 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>17/00181/TPO</b>	Strathculm East Strathculm Road Hele Exeter EX5 4PR	Application to dismantle to ground level 1 Black Pine and 1 Western Red Cedar tree protected by Tree Preservation Order 92/00004/TPO	PERCON	DEL	27/03/2017
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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) T1 Black Pine - Fell to ground level b) T2 Western Red Cedar - Fell to ground level
- 4 The trees that are to be replaced by Sequoiadendron giganteum 10 litre and Thuja plicata 10 litre pot supplied in accordance with BS8545:2014 Trees: from independence in the landscape - Recommendations. The trees shall be planted within 10m of the felled tree, or other such species and location as may be agreed in writing with the Local Planning Authority. The replacement tree should be planted in the next growing season following the felling of the tree and in accordance with the above specification should they be damaged, uprooted, destroyed or die.

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

It is considered necessary and justified to remove the two trees as proposed in the application. Two new specimen trees must be planted. The precise species and location of the new trees is yet to be established.

<b>17/00196/PNCOU</b>	Land and Buildings at NGR 293867 105570 (Higher Trey Mill) Thorverton Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	30/03/2017
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**Reasons**

The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q (a) & (b) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required subject to the following condition as well as the standard conditions set out in the GPDO: 1) The development hereby permitted shall not be brought into use until the parking and turning areas within the indicated curtilage have been provided in a bound material. The parking and turning areas shall thereafter be retained at all times for their designated purposes.

<b>17/00201/FULL</b>	Devon & Cornwall Housing Association Ltd Riverside Court Chapel Street Tiverton Devon EX16 6AJ	Conversion and change of use from sheltered accommodation to 5 self contained flats	PERMIT	DEL	28/03/2017
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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 proposed flats shall not be occupied until the refuse store and facilities allocated for storing of recyclable materials and cycle storage have been provided in accordance with the approved plans. All refuse, recyclable materials and cycles associated with the development shall either be stored within the dedicated facilities or internally within the building on the application site.
- 4 The proposed flats shall not be occupied until the parking and turning areas have been provided and are available for use in accordance with details shown on the approved plans. Following their provision these facilities shall be permanently so retained and maintained for that purpose.

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 safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for storage and recycling.
- 4 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).

**Reasons**

The proposal is acceptable in principle as the site is within the defined settlement limit of Tiverton. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal in a town centre location. The change of use from supported living to private flats is not considered to lead to an increase in flood risk for the residents or elsewhere. There is sufficient distance and intervening topography and landscaping between the proposed dwellings and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. There is no detrimental impact on the living conditions of the proposed residents. The proposal is therefore in accordance with policies COR1, COR2, COR3, COR9, COR11, COR12 and COR13 of the Mid Devon Core Strategy 2007, together with policies DM1, DM2, DM3, DM8, DM14, DM15 and DM27 of the Local Plan 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 form 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>17/00204/FULL</b>	McDonalds Motorway Services Junction 28 Cullompton Devon EX15 1PA	Alterations to include erection of extensions, formation of brick corral to rear, and installation of 1 LCD screen behind shopfront glazing	PERMIT	DEL	30/03/2017
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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.

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

The application for the alterations to include erection of extensions, formation of brick corral to rear, and installation of 1 LCD screen behind shopfront glazing is considered to be policy supported. The proposed extensions will not cause visual harm to the area and will be inkeeping with the appearance of the site as existing. The proposal is considered to be in accordance with Policies COR11 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM17 and DM18 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

17/00206/ADVERT	McDonalds Motorway Services Junction 28 Cullompton Devon EX15 1PA	Advertisement Consent to display 2 internally illuminated fascia signs, 1 non-illuminated banner sign, and 1 LCD screen behind shopfront glazing	PERMIT	DEL	30/03/2017
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**Conditions**

- 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00209/HOUSE	4 Blundells Avenue Tiverton Devon EX16 4DL	External alterations to include alterations to roof and installation of ground mounted solar panels	PERCON	COMM	30/03/2017

#### 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 Photovoltaic Array hereby approved, shall be used only for the production of electricity. On its becoming redundant for such purpose, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 6 months of the date this occurs.
- 4 All electricity services associated with the development shall be placed underground.
- 5 Prior to its first use on the building, details and a sample of the proposed Cedral cladding shall be submitted to and approved in writing by the Local Planning Authority and shall be so 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 safeguard the character and appearance of the conservation area in accordance with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the character and appearance of the conservation area in accordance with Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the materials are of a high quality and are appropriate to conserve the character and appearance of the conservation area within which the site is located, in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed alterations in terms of their scale and design are not considered to dominate the host dwelling and are considered to be supportable in policy terms. The proposed works are considered to respect the character, scale, setting and design of the existing dwelling. The proposal is not considered to 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 neighbouring properties. The proposed domestic solar installation is of a small scale that will not dominate the site and is not considered to result in any significant adverse impact on the character, amenity and visual quality of the surrounding area and is considered to preserve the character, setting and special of the conservation area within which the site is located. 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, DM5, DM13 and DM27 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.

17/00212/LBC	16 Exeter Road Crediton Devon EX17 3BL	Listed Building Consent for replacement of 1 first floor window	PERMIT	DEL	29/03/2017
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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 replacement window hereby approved shall have 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 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).

**Reasons**

The proposed works are considered to be justified with reasonable and will resolve unauthorised works whilst causing no additional harm to the listed building. They are therefore considered to be acceptable. The proposal is therefor in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

17/00213/CLU	Land and Buildings at NGR 292414 118615 (Stoodleigh Barton) Stoodleigh Devon	Certificate of lawfulness for existing use of land for the siting of a caravan for holiday purposes and associated garden area for a period in excess of 10 years	PERMIT	DEL	30/03/2017
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**Conditions**

- 1 From the evidence submitted in support of this application, and in the absence of any counter evidence, the Local Planning Authority considers on the balance of probability that the caravan known at Stoodleigh Barton, Stoodleigh, has been used for holiday purposes for a period in excess of 10 years.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00218/HOUSE	3 Hayne Barton Cottages Cullompton Devon EX15 1QW	Erection of ancillary accommodation (Revised scheme)	PERMIT	DEL	30/03/2017

#### 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 erection of ancillary accommodation in the form of a detached pitched roof timber frame, timber clad outbuilding is considered to be policy supportable as COR18 allows for appropriately scaled extensions and domestic development and DM13 permits the principle of ancillary accommodation. The accommodation will provide the applicant with the required additional living space to be used in association with the main dwelling which will be accessible by people less abled such as those who cannot climb stairs to access the main sleeping accommodation in the main house. The revised site location plan shows that the proposed accommodation has been moved from an area within Flood Zone 2 to an area within Flood Zone 1. The scale and design of the proposed ancillary accommodation is typical of many domestic outbuildings and is considered to respect the character, scale, design and setting of the main dwelling. As such there are no outstanding issues with the proposal and conditional approval is recommended. The proposal is considered to comply with policies COR18 of the Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the NPPF.

#### 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 in 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.

17/00234/FULL	2 High Street Cullompton Devon EX15 1AA	Change of use of premises from Class A2 (Bank) to mixed use Class A1 (Shop) and Class A3 (Cafe) and associated alterations	PERMIT	DEL	31/03/2017
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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 premises shall not be used other than as a coffee shop serving coffee, other hot and cold drinks, sandwiches and similar light refreshments for consumption on or off the premises.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 The use hereby permitted shall not be open to customers outside 0700 to 1900 Monday to Saturday and 0800 to 1700 on Sundays and Bank Holidays.

5 All refuse and recyclable materials associated with the development hereby permitted shall only be stored within the bin storage area shown on the approved plans.

**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 amenity of nearby residential properties in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the amenity of nearby residential properties in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the amenity of nearby residential properties in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The application is considered to be supportable in policy terms. The proposed use being a mix of retail and café is considered to be in accordance with the aims of national and local planning policy that seek to retain the vitality and viability of town centres. The proposed will not result in the fragmentation of the shopping frontage. There are no other material planning considerations that would weigh in favour of refusing planning permission for this current application scheme, and therefore conditional approval is recommended. The proposal would not have an adverse impact on the special interest of the Conservation Area or the setting of the Grade II\* listed building and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy (Local Plan Part 1), NPPF paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies). Overall it is considered that the proposed scheme is supportable in accordance with policy COR2, COR6 and COR14 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, DM16 and DM27 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework. The NPPF advises that development proposals according with the development plan should be approved without delay. Whilst the Council have taken account of the local views in regard to a corporate brand, they do not outweigh the making a land use decision other than in accordance with 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 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>17/00240/FULL</b>	Land at NGR 302663 109953 (Stoneshill Solar Park) Willand Road Cullompton Devon	Modification and extension of existing access track	PERMIT	DEL	29/03/2017
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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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**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 upgrading of an existing track along the south-western boundary of the field and its lengthening by approximately 200m is considered to be reasonably necessary to properly and safely facilitate the running, management and maintenance of the commercial ground mounted solar installation on the wider site. The provision of the track will not have a discernible adverse impact upon the character and appearance of the locality or upon the amenity of neighbouring properties, when read against the installed solar panels and other associated equipment. Having regard to all material considerations, the application is in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM5 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>17/00243/HOUSE</b>	4 Crossways Upplowman Tiverton Devon EX16 7DL	Erection of extensions	PERMIT	DEL	27/03/2017
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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 two storey side extension is considered to be policy supportable. The proposed design of the extension is inkeeping with the scale and design of the existing property and it is not considered that the extension will cause any adverse impacts on occupants of neighbouring properties in terms of loss of privacy, loss of light or an overbearing impact. As such the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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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.

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17/00261/HOUSE	82 Chapel Street Tiverton Devon EX16 6BU	Erection of garage following demolition of car port and repair and alterations to outbuilding and internal alterations to house	PERMIT	DEL	31/03/2017
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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 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 (Development Management Policies) Policies DM2, DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

**Reasons**

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

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00262/LBC	82 Chapel Street Tiverton Devon EX16 6BU	Listed Building Consent for internal alterations to dwelling, erection of garage following demolition of car port and repair and alterations to outbuilding and internal alterations to house	PERMIT	DEL	31/03/2017

#### 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.

#### 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 (Development Management Policies) Policy DM27 and the National Planning Policy Framework and should be granted consent.

17/00268/HOUSE	16A Ellerhayes Hele Exeter EX5 4PU	Erection of first floor extension	PERMIT	DEL	30/03/2017
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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 application for the erection of a first floor extension above the garage at 16A Ellerhayes, Hele is considered to be acceptable as a matter of principal. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR18, Local Plan part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

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

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

17/00277/FULL	Land at NGR 304950 120383 (Lea Barton) Hockworthy Devon	Erection of an agricultural building to house cattle	PERMIT	DEL	30/03/2017
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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 erection of an agricultural building to house cattle is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

17/00282/CLU	Orchard Lea Residential Home Orchard Way Cullompton Devon EX15 1EJ	Certificate of lawfulness for existing use of building as a nursing/residential care home for a period in excess of 10	PERMIT	DEL	28/03/2017
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**Conditions**

- 1 On the balance of probability it is considered that the building currently known as Orchard Lea Residential Home, Orchard Way, Cullompton has been in used as a nursing/residential care home 10 years before the date of this application, and is therefore immune from enforcement actions by this Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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