

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01825/FULL	Old Barn Loxbeare Tiverton Devon EX16 9RJ	Variation of condition 2 of planning permission 13/01078/FULL to allow the substitution of previously approved plans	PERMIT	DEL	07/04/2017

## 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 barn owl box provided in accordance with condition 4 of planning permission 13/01078/FULL for the conversion of the barn into a dwelling shall be permanently so retained.
- 4 The access, parking and turning areas and visibility splays provided in accordance with details approved under conditions 7 and 8 of planning permission 13/01078/FULL for the conversion of the barn into a dwelling shall be permanently so retained and maintained.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that Order with or without modification, no development of the types referred to in Classes A, B, C, D of Part 1 of Schedule 2, relating to the enlargement or alteration of the dwelling or its roof, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

## Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the adequate protection of species and habitats that may be affected by the development in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies) Post Inspector's Report and the National Planning Policy Framework.
- 4 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site.
- 5 To protect the character of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM12 of the Local Plan Part 3 (Development Management Policies).

## Reasons

The current proposal is acceptable in that the changes proposed to raise the roof by 200mm, alter the front elevation by changing the French doors to a window, and to add a small flat-roofed extension to the rear of the building to serve as a utility room, are considered to retain the quality of the originally approved design and does not harm the character and appearance of the area. The proposal is considered to be in accordance with the relevant policies: DM1, DM2, DM8, DM11, DM14 and DM15 of the Local Plan part 3, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

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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 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.

16/01885/FULL	Land and Buildings at NGR 275904 104644 (Shobrooke Farm) Morchard Road Devon	Conversion of redundant barns to 3 dwellings	PERCON	DEL	07/04/2017
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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 a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a)Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c)Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.
- 4 No development to which this permission relates shall commence until an appropriate programme of (i) archaeological monitoring and recording of all groundworks and (ii) 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.
- 5 The good practice/mitigation works as proposed in the Ecological Survey Report (25th October 2016) prepared by David F Wills shall be implemented, completed and retained in accordance with the requirements of that report.
- 6 No development shall begin until details/samples of the materials to be approved for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 7 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.
- 8 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, the Town and Country Planning (General Permitted Development) Amendment (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E and F of Part 1, or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil of liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 9 All telephone, electricity and mains gas services to the building shall be placed underground.
- 10 Before the development hereby permitted is first brought into use, the parking and turning areas shall be provided and surfaced to avoid surface water discharge onto the highway. Following their provision these details shall be so retained.

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#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the character of the building is retained and to protect the building during conversion works in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 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 the heritage assets that are affected by the development.
- 5 To ensure the protection of any ecological interests at the site in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the character of the building is retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 8 To ensure the character of the building is retained in accordance with Policy DM11 of Local Plan Part 3 (Development Management Policies).
- 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 Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM14.
- 10 To ensure a suitable access is in place in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

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

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included completing the assessment to a positive outcome in timescale agreed with the applicant. 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
16/01983/CLP	5 Orchard Close Crediton Devon EX17 2FB	Certificate of Lawfulness for the proposed use of garage as ancillary accommodation	PERMIT	DEL	04/04/2017

#### Conditions

- 1 The use of the garage for anything other than being available for parking has not been restricted on the site. Therefore the use of the garage as habitable accommodation does not require planning permission. The insertion of windows and other external alterations to include windows and doors is not development. The internal works are also not development. Therefore, the proposed development is lawful and a certificate can be granted.

17/00049/RPPS	Land at NGR 288072 097994 (Public Telephone Kiosk) O/S The Crown & Sceptre Newton St Cyres Exeter	Removal of public payphone service: Telephone Number 01392 851310	PERMIT	DEL	05/04/2017
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#### Reasons

No objections to the removal of the service have been received. The Parish Council intend to adopt the kiosk. There has been no activity on this telephone since 2006. Mobile coverage is available in the area. Therefore no objections to removal of the service.

17/00090/ARM	Land at NGR 304865 115568 Corner of Brimstone Lane Westleigh Devon	Reserved Matters for the erection of a dwelling following Outline approval 16/00108/OUT	PERMIT	COMM	07/04/2017
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#### Conditions

- 1 The dwelling shall not be occupied until the access, visibility splays, parking and turning areas shown on the approved plans have been provided. Once provided, such facilities shall be permanently retained and maintained for that purpose.
- 2 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no development of the types referred to in Classes A, B, C, D of Part 1 of Schedule 2, relating to the enlargement or alteration of the dwelling or its roof, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

#### Reasons

- 1 To ensure adequate facilities are provided for traffic attracted to the site in accordance with Policy DM2 of the Local Plan part 3 (Development Management Policies).
- 2 To protect the character of the area and to ensure the dwelling remains affordable for agricultural workers in the future in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM10 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The size and design of the dwelling is considered to be acceptable due to the needs and size of the holding. Its visual impact on the area and the impact on the setting of the Grand Western Canal Conservation Area are also considered to be acceptable. Adequate access, parking and turning facilities and amenity areas are to be provided. The proposal is considered to be in accordance with the relevant policies: COR2 of the Mid Devon Core Strategy (Local Plan 1) and DM2, DM8, DM10, DM14, DM15 and DM27 of the Local Plan 3 (Development Management Policies).

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**Reasons**

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

17/00093/HOUSE	5 Rippon Close Tiverton Devon EX16 4HF	Erection of porch and conservatory/utility room	PERMIT	DEL	05/04/2017
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**Conditions**

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

**Reasons**

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

**Reasons**

The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

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

17/00167/LBC	37 Bampton Street Tiverton Devon EX16 6AH	Listed Building Consent for the replacement of 2 windows in basement, resite soil pipe and fit new plasterboard ceilings	REFUSE	DEL	05/04/2017
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**Reasons**

- 1 The proposed works to replace the rear store room window are not considered to be appropriately detailed and will cause less than substantial harm to the listed building's special historic interest and character. They are therefore not considered to be acceptable. The proposal is therefore not in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be refused consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>17/00188/CLU</b>	The Annexe Slade Farm Morchard Bishop Crediton Devon EX17 6SJ	Certificate of Lawfulness for the existing use of annexe as a separate dwelling for a period in excess of 4 years	PERMIT	DEL	05/04/2017

#### Conditions

- 1 From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority, on balance of probability the property, Slade Farm Annexe and associated curtilage, has been occupied continuously a residential dwelling for a period in excess of four years.

<b>17/00191/FULL</b>	Land and Buildings at NGR 283607 108522 Partridge Hole Woolfardisworthy Devon	Change of use of land to manege for private equestrian use	PERCON	DEL	06/04/2017
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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 horse training arena hereby approved shall not be used for a riding school or livery stables.
- 4 Before their installation, details of any external lighting will have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In accordance with the proposed details and to ensure that there would not be an unacceptable increase in traffic on the local highway network as a result of the development.
- 4 To safeguard the rural character of the area in accordance with policy DM7 of the Local Plan Part 3: (Development Management Policies).

#### Reasons

The design, scale, location and materials proposed for arena are considered to be acceptable. Given its siting and the scale of the equestrian use, and subject to the proposed use being restricted to prohibit a commercial use, it is not considered that the development would impact upon the privacy or amenity of the occupants of other nearby dwellings. The use of the application site for private equestrian use is not considered to result in an increase in traffic movement on the local highway network. Following the assessment of the application scheme it is not considered that it will harm the rural character and/or the visual amenities of the area, or the setting of any heritage asset. On this basis the application scheme is considered to be in accordance with policies DM1, DM23 and DM27 of the Local Plan Part 3, COR18 of the Mid Devon Core Strategy and the National Planning Policy Framework.

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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.

17/00194/FULL	Spindles Spillifords Lower Washfield Devon	Variation of condition (3) of planning permission 94/00817/FULL to allow temporary use of annexe as a dwelling for a period of 4 years	PERCON	DEL	07/04/2017
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**Conditions**

- 1 a) The accommodation hereby permitted shall be used solely as an annex to Spillifords and not as a separate unit of accommodation except under one exceptional circumstance: for a period of four years it may be used for accommodating persons placed by Mid Devon District Council under the Syrian Vulnerable Persons Resettlement Scheme (the Scheme). b) Immediately upon first occupation of the annex as a separate unit of accommodation under the Scheme, notice of such occupation shall be given the Local Planning Authority in writing. c) At, or before, the expiration of this four year period, the use of the residential accommodation as an independent dwelling under the Scheme shall cease and the residential accommodation shall thereafter be used solely as ancillary accommodation to the property currently known as Spillifords. At no time shall the residential unit be sold or leased, or occupied otherwise than as ancillary accommodation or under the Scheme.

**Reasons**

- 1 The site is in a countryside location where planning permission for an independent dwelling would not normally be permitted. Use of the additional residential accommodation ancillary to Spillifords and as an independent dwelling is only acceptable for a temporary period in the exceptional circumstances identified due to its location and the relationship with Spillifords in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The use of the annex as a separate unit of accommodation for a four year period in the exceptional circumstances identified in the application is considered to be acceptable and in accordance with a Government scheme and the motion by Mid Devon District Council to support such a scheme. The use of the building will revert to ancillary accommodation after the expiry of the four year period.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00225/ADVERT	McDonalds Restaurant Lowman Way Tiverton Business Park Tiverton Devon EX16 6SR	Advertisement consent to display 1 non-illuminated free-standing sign, 5 internally illuminated free-standing signs and relocation of 2 existing internally illuminated signs	PERMIT	DEL	05/04/2017

#### Conditions

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

#### Reasons

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

#### Reasons

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

17/00226/FULL	McDonalds Restaurant Lowman Way Tiverton Business Park Tiverton Devon EX16 6SR	Reconfiguration of site to include installation of side by side ordering, installation of 1 additional Customer Order Display with associated canopy and 1 additional goal post height restrictor, erection of extensions, and alterations to roof and elevatio	PERMIT	DEL	05/04/2017
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#### Conditions

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



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**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 reconfiguration of site to include the installation of side by side ordering, installation of 1 additional Customer Order Display with associated canopy and 1 additional goal post height restrictor, erection of extensions, and alterations to roof and elevations is considered to be policy supported. The proposed alterations, extensions and reconfiguration of the site 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 COR13 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM2, DM8, DM17 and DM18 of the Mid Devon Development Management Policies (Local Plan Part 3) 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>17/00227/ADVERT</b>	McDonalds Restaurant Lowman Way Tiverton Business Park Tiverton Devon EX16 6SR	Advertisement Consent to display 8 internally illuminated fascia signs	PERMIT	DEL	05/04/2017
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**Conditions**

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

**Reasons**

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

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00235/FULL	Land at NGR 278129 103391 (Pelistry Farm) Higher Furzeland Coplestone Devon	Erection of an agricultural building for the purposes of rearing free range ducks	PERMIT	DEL	04/04/2017

#### Conditions

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

#### Reasons

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

#### Reasons

The application for the erection of an agricultural building for the housing of free-range ducks is considered to be supportable in policy terms as it supports an ongoing and existing use of the site. The proposed building would support the on-going operations of the free range duck rearing business and is considered to be reasonably necessary to support the agricultural activity on the holding. The proposed building will replace four of the existing smaller rearing buildings, with two of them being retained to provide additional storage space in association with the agricultural activity on the site. On this basis it is not considered that the proposal is likely to result in any significant impacts in terms of the amenity of neighbouring occupiers or the local highway network. The design and siting of the building is considered to be acceptable and would not result in harm to the character and/or appearance of the area. Surface water drainage will be managed via an existing soakaway and manure transported to be spread at a neighbouring farm, as per the existing arrangement. Overall it is considered that the proposal is acceptable in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Government guidance 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 discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00236/LBC	Blackmore House 17 St Peter Street Tiverton Devon EX16 6NU	Listed Building Consent for the erection of metal fencing on top of existing boundary wall to a maximum overall height of 1.95m, and formation of pedestrian access with gate through existing boundary wall	PERMIT	DEL	05/04/2017
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#### Conditions

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

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

**Reasons**

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

**Reasons**

The proposed works are considered to be acceptable as they will cause no additional harm to the listed building's boundary or its special interest and character. The setting of the listed building is already compromised, the boundary wall is 20th century and the works proposed are therefore reasonable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

<b>17/00239/HOUSE</b>	Reeves Cottage Coleford Crediton Devon EX17 5DD	Formation of access and provision of hardstanding for the parking of vehicles	PERCON	DEL	04/04/2017
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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 Before the surfacing works hereby approved are commenced, details/samples of the material specifications proposed to the hardstanding and turning areas shall be first submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with such details and thereafter so retained and maintained.
- 4 The site access shall be constructed and laid out in accordance with the plans, hereby approved, whereby the existing stone wall shall be retained at a height no higher than 600mm above the adjacent road surface and there shall be no obstruction greater than this within the visibility splays, as shown in both directions on the approved plans. Implementation shall be in accordance with such details and thereafter so retained and maintained.
- 5 In accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to the public highway.
- 6 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. All planting, seeding, turving 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. Once provided, the landscaping scheme shall be so retained.
- 7 Any gate(s) provided shall be hung to open inwards only and shall be set back a minimum distance of 6 metres from the edge of the adjoining carriageway and thereafter be so retained.

**Reasons**

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the use of materials appropriate to the development and to safeguard the visual amenity of the area having regard to Policies DM2, DM8 and DM27 of the Local Plan Part 3 (Development Management Policies), Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and guidance in the National Planning Policy Framework.			
4		In the interests of highway safety, to provide a satisfactory access to the site with adequate visibility from and of emerging vehicles having regard to the requirements of Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.			
5		In the interests of highway safety, and to prevent damage to the highway, having regard to the requirements of Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.			
6		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).			
7		In the interests of highway safety and to ensure the formation of a safe and satisfactory access having regard to Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.			

### Reasons

The principal of the proposed development to form an off street parking are to serves Reeves Cottage is considered supportable in policy terms and this current application seeks to renew an earlier application ref: 13/00063/FULL which is now time expired. The works are sited some distance from the principal listed building and will utilise an area of unused overgrown area of garden land. The overall scale of the works, are in this instance considered acceptable in terms of their likely impacts on the heritage assets. Furthermore it is considered that, on balance, the works will not lead to any substantial impact to such assets or harm the distinctive qualities of the settlement pattern and landscape in this this part of the village subject to conditions. A further relevant consideration in this instance is that the scheme will lead to an improvement in overall highways safety along this narrow stretch of lane (Class 111 road); it will also benefit future occupiers of the dwelling in providing an alternative access arrangement . No unreasonable harm will be caused to the privacy or amenity of any other properties and no objections have been received. The proposals are therefore considered to comply with the requirements of relevant plan Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM27 of Local Plan Part 3 (Development Management Policies) and Government guidance as contained in the National Planning Policy Framework (NPPF), dated March 2012.

### 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>17/00247/HOUSE</b>	Tidcombe Hall Tidcombe Lane Tiverton Devon EX16 4EJ	Erection of cast stone portico	PERMIT	DEL	07/04/2017
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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.

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

The application for the erection of stone cast portico at Tidcombe Hall, Tiverton 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) COR13, Local Plan Part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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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17/00260/LBC	3 The Weeches Washfield Tiverton Devon EX16 9RA	Listed Building Consent for the installation of 6 replacement windows and 1 replacement door	PERMIT	DEL	06/04/2017
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#### Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The windows and door hereby approved shall have no trickle vents fitted.

#### 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 appearance for the listed building is not harmed and that detailing is appropriate, in accordance with the National Planning Policy Framework and Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed works are considered to be appropriately designed, detailed and justified and in addition, will resolve unauthorised works. The proposal will improve the appearance, character and special interest of the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00265/FULL	Land at NGR 289034 104181 Higher East Coombe Stockleigh Pomeroy Devon	Retention of change of use of woodland copse area to site a 6m Bell Tent, outdoor kitchen and wc/shower shed for rental	PERMIT	DEL	06/04/2017

### 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 (i) The holiday accommodation unit (Bell tent and associated facilities) shall be occupied for holiday purposes only. (ii) The holiday accommodation unit (Bell tent and associated facilities) shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit (Bell tent and associated facilities) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 The development hereby approved shall only be occupied for holiday purposes only. On its becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 3 months of it becoming redundant for its approved use.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside of defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Local Plan part 3 (Development Management Policies).
- 4 To ensure removal of the facilities if no longer required for holiday occupation in order to protect the character, appearance and general amenity of the area of countryside in accordance with policy COR18.

### Reasons

The proposal is for the change of use of a small part of an agricultural holding (principally an area of woodland) to set up a Bell tent, kitchen area and WC/washroom hut and is supportable in principle as tourism accommodation. The size, scale and location of the 3 structures that form the application scheme are considered to be respectful to the rural and agricultural character and visual amenities of the area. The Local Planning Authority is satisfied that the proposed scheme will not result in any harmful impacts on highway safety or the amenity of occupiers of nearby properties. Overall the proposal is considered to be acceptable in accordance with policy COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 and DM24 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

### Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00279/FULL	Queens Head 20 Castle Street Tiverton Devon EX16 6RG	Demolition of part external store wall to create raised external seating area, erection of wall to enclose store and internal works to staircase	PERMIT	DEL	07/04/2017

#### Conditions

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

#### Reasons

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

#### Reasons

The proposed development is considered to be appropriately detailed and respects the character, scale, setting and design of the public house, as well as the setting of the listed building. The development proposed does not cause significant adverse impacts on neighbouring properties. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM2 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 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.

17/00280/LBC	Queens Head 20 Castle Street Tiverton Devon EX16 6RG	Listed Building Consent for demolition of part external store wall to create raised external seating area and erection of wall to enclose store; installation of a new staircase and associated internal alterations; formation of new store to rear of bar are	PERMIT	DEL	07/04/2017
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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.

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

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

**Reasons**

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

<b>17/00281/CLU</b>	Arden House Union Road Crediton Devon EX17 3AL	Certificate of lawfulness for the existing use of a dwelling for a period in excess of 4 years	PERMIT	DEL	06/04/2017
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**Reasons**

The Local Planning Authority considers that the evidence that has been submitted by the applicant is sufficiently clear and unambiguous and the Local Planning Authority has no evidence to the contrary. It is considered that on the balance of probability the dwelling has been occupied as a single residential dwelling for a period in excess of four years and therefore the certificate should be granted.

<b>17/00289/HOUSE</b>	3 Lower Loughborough Tiverton Devon EX16 5AD	Erection of a first floor rear extension	PERMIT	DEL	05/04/2017
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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 at 3 Lower Loughborough, Tiverton 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, DM13 and DM27 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.

17/00314/HOUSE	Stonehayes Ashley Tiverton Devon EX16 5PA	Erection of a first floor extension and installation of dormer window to rear	PERMIT	DEL	06/04/2017
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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 first floor extension and dormer window to the rear 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.

**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.

17/00413/CLP	78 Brewin Road Tiverton Devon EX16 5DP	Certificate of Lawfulness for the proposed formation of access and provision of hardstanding for the parking of vehicles	PERMIT	DEL	06/04/2017
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**Conditions**

- 1 Provided the materials are porous or there is an appropriate means of drainage within the curtilage of the property, it is the Authority's view that the development is permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part1 Class F for the creation of the hard standing to the front of the property.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		As the proposed new access is to be off an unclassified road it is the Authority's view that the development is permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part2 Class B for the means of access to a highway.			