

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01855/LBC	2 Park Villa Fore Street Morchard Bishop Crediton Devon EX17 6NT	Listed Building Consent for the replacement of 2 first floor windows on the South West elevation	PERMIT	DEL	12/04/2017

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 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.

Reasons

The proposed replacement of existing windows that are in poor condition with new traditional casement windows is a necessary action and will ensure the longevity of the listed building. The proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

16/01969/FULL	Land at NGR 304227 114634 (Adjacent Holbrook Interchange) Sampford Peverell Devon	Retention of the siting of a mobile home and decking	PERMIT	DEL	13/04/2017
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Conditions

- 1 The date of commencement of this development shall be taken as the 17th January 2017 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The mobile home shall only be used to provide rest accommodation for persons employed in the livestock transfer business operating from the immediately adjacent site within the applicant's control as identified on the submitted plans. The mobile home shall not be used to provide residential accommodation as a person's sole or main place of residence.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.

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

3 To concur with the nature of the application and as the site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the provision of residential accommodation without special agricultural or occupational justification in accordance with COR18 of Mid Devon Core Strategy and Local Plan Part 3 policies DM2, DM10, DM20 and DM22.

Reasons

In view of the proposal and the information supplied it is considered that there is a requirement for a worker to be available during out of normal hours, there is however no justification for a single worker to live within the mobile home as their permanent residential home/address. There is sufficient workforce who operates throughout the normal working day, and the requirement is only for assistance/security outside the normal working day. The welfare of animals is suitably cared for during working hours. No information has been supplied to be able to consider the use of the mobile unit as a permanent residence. On this basis and in accordance with the Core Strategy policies COR2 and COR18, Local Plan Part 3 policies DM8, DM10, DM20, and DM22 and the NPPF it is considered that the retention of the mobile unit as a facility to provide suitable rest area and accommodation for workers and drivers associated with the running of the business is appropriate and necessary for the functioning of the business.

Reasons

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

16/01995/DPO	Nelson Farm Hemyock Cullompton Devon EX15 3RR	Application under The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 to seek to discharge the terms of a section 106 agreement pursuant to planning permission 99/03085/OUT	PERMIT	DEL	12/04/2017
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Reasons

Historically, the Local Planning Authority has used S106 agreements to tie proposed agricultural workers dwellings to the holding as its absence could mean that the land could be sold off separately to the farmhouse, resulting in a subsequent application for a new dwelling, justified on functional need, which they may find difficult to resist, leading to further development in a remote and unsustainable location. While the imposition of obligations was previously standard practice, in light of appeal decisions such obligations are only now sought where they are considered appropriate. This changing stance reflects the supporting statement to the emerging Policy DM/10. However, there is nothing in national policy and guidance now to require, or even support, the use of obligations in addition to an AOC. Indeed advice is clear that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. With regards to Nelson Farm, the farmhouse is located down a long private drive and grouped at the end with the agricultural buildings and the agricultural land surrounds the dwelling. Since the original S106 was drawn up, the applicant has also purchased further land to expand the holding. Given that the applicant has advised he intends to remain in agriculture, albeit with some diversification to supplement the agricultural income and that there will still be an agricultural occupancy condition on the dwelling, the Local Planning Authority do not consider that the S106 agreement continues to serve a useful purpose.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00079/DPO	Poole Farm Thorverton Exeter EX5 5PN	Application under The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 to seek to discharge the terms of a section 106 agreement pursuant to planning permission 93/00102/FULL	PERMIT	DEL	10/04/2017

Reasons

The Section 106 obligation tying the dwelling to the land is no longer considered to serve a useful purpose in planning terms. The dwelling is located close to farm buildings and shares an access with those buildings. The discharge of the obligation will allow the elderly occupant of the holding to have flexibility in scaling back farming operations and will conform to the agricultural occupancy condition which permits retired agricultural workers to reside in the dwelling, whereas the Section 106 obligation does not. The agricultural occupancy condition will remain in place. The discharge of the obligation is considered to comply with the relevant Policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM10 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

17/00098/FULL	Land to The Rear of Blenheim House Uplozman Road Tiverton Devon EX16 4LU	Removal of vegetation, reprofiling existing garden to embankment to assist with construction of the A361 road junction, implementation of new landscaping design and acoustic boundary fence	PERCON	DEL	12/04/2017
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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 height of the acoustic fence shall be constructed in accordance with Drawing ARF-1 Acoustic Reflective Fence prior to first use of the new junction by the public and be so retained.
- 4 All the planting seeding and turfing associated with the formation of the planted zone shall be completed in accordance with Drawing No. 426/01A within the next planting season following the completion of the earth works and any trees or plants which within a period of ten 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.
- 5 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 District Planning Authority

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		For the avoidance of doubt and in the interests of proper planning.			
4		To assist with the mitigation of the impact of the development and in the interests of seeking to minimize the impact of the development on the character and amenity of the area in accordance with Policy DM2 of the Local Plan part 3 (Development management Policies) and the Adopted Eastern Urban Extension Masterplan.			
5		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 archaeological evidence that may be affected by the development.			

Reasons

The new junction on to the A361 constitutes a key piece of infrastructure required to facilitate the development proposed as part of the Tiverton Eastern Urban Extension (EUE). Following planning consent for Applications 14/01168/MFUL and 14/00667/MFUL the design of the new A361 road junction has undergone additional detailed design work. The area identified within this planning Application will form part of the new junction. The Tiverton EUE is now subject to an adopted masterplan which is a Supplementary Planning Document and a material consideration when assessing developments in the masterplan area. The proposal presented conforms to the adopted masterplan and planning policy and guidance including Policies COR 2 (Mid Devon Core Strategy 2026), DM2 and DM27 (Development Management Policies (Local Plan Part 3), the Tiverton Eastern Urban Extension Masterplan SPD (Adopted 2014) and 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 pre application discussion, Cllr briefing, discussions and determining the application in a proactive manner. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00156/HOUSE	57 High Street Crediton Devon EX17 3JX	Retention of domestic workshop	PERMIT	DEL	10/04/2017
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Conditions

- 1 The date of the commencement of this development shall be taken as 20th February 2017, the date the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The domestic workshop hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as '57 High Street'), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the character and amenity of the area in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan part 1).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application seeks consent for the retention and completion of a domestic workshop and is considered to be supportable in policy terms. The application was received following an enforcement complaint by a member of the public, however no objections have been received in relation to this application. The building sits in an elevated position in relation to the main dwelling, however given its overall design and scale it is not considered that it would harm the character, scale, setting or design of the existing property or result in harm to the character and/or appearance of this part of the Crediton conservation area. It is not considered that the development results in over development of the dwelling curtilage or would have an unacceptable impact on the amenity of any neighbouring occupiers. Overall it is considered that the proposal is compliant with the following policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 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 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.

17/00185/FULL	Cadbury Barn Cadbury Exeter Devon EX5 5QP	Conversion of barn to garage, workshop/studio to include installation of solar panels; change of use of agricultural land to domestic garden; erection of retaining walls, antenna, installation of a ground source heat pump and siting of a calor gas tank an	PERMIT	DEL	10/04/2017
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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 proposal is considered to be acceptable as ancillary to the conversion of an agricultural building into a dwelling. The development would not have an unacceptable impact on the visual amenities of the area or to the privacy or amenity of any neighbouring property. The proposal is considered to be in accordance with the relevant policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).

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.

17/00229/FULL	Heathcoat Fabrics West-Exe North Tiverton Devon EX16 5LL	Reduction in height and reroofing of the Central Finishing building	PERMIT	DEL	12/04/2017
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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 reduction in height of the building and the re-roofing of the central finishing building will not have any detrimental impacts on the character and appearance of the Heathcoats factory site or surrounding Conservation Area and will not have any adverse impacts on the private amenity of off site, but nearby residents. The development is in accordance with policies COR2 and COR13 Mid Devon Core Strategy (Local Plan Part 1) and policies DM1, DM2 and DM27 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 manner following 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
17/00237/TPO	18 & 20 Pear Drive Willand Cullompton Devon EX15 2QS	Application to crown reduce up to 2.5m of lower crown over driveway of 20 Pear Drive and to prune 2m clearance between edge of canopy and 18 Pear Drive of 1 Oak tree protected by Tree Preservation Order 96/00014/TPO	PERMIT	DEL	12/04/2017

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: (a)T1Oak - partial crown reduction to lower quarter of the crown where it overhangs the driveway by up to 2.5m above ground level (b)Prune to maintain 2m clearance between the edge of the canopy and 18 Pear Drive

Reasons

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

Reasons

There is no objection to the proposed pruning works which will be relatively minimal and yet achieve a better relationship between the tree, property and use of the driveway. The works will have little effect on the amenity of the tree or its health.

17/00259/HOUSE	13 Applemede Silverton Exeter Devon EX5 4JX	Erection of single storey extension	PERMIT	DEL	11/04/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The single storey extension will not have any adverse impacts on the character, scale, setting and design of the existing dwelling, it will not result in overdevelopment of the dwelling curtilage and it will not result in any adverse impacts on the living conditions/privacy of occupiers of neighbouring properties. The proposal is in accordance with policy COR2 Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 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.

17/00269/HOUSE	Spirings Church Cottages Burlescombe Tiverton Devon EX16 7JS	Erection of a single storey extension to form sun lounge and single storey storage building	PERMIT	DEL	12/04/2017
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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 single storey extension and detached storage outbuilding 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00270/HOUSE	East Holcombe Shillingford Tiverton Devon EX16 9BR	Erection of single storey extension	PERMIT	DEL	12/04/2017

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 single storey 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.

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.

17/00287/HOUSE	59 Hammett Road Cullompton Devon EX15 1HP	Retention of an outbuilding	PERMIT	DEL	11/04/2017
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Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 1st June 2016.
- 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 To set a legal commencement date for the works. RD7A for the avoidance of doubt in the interests of proper planning.
- 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 retention of an outbuilding is considered to be supportable. The outbuilding is not considered to harm the visual amenity of the area or result in overdevelopment of the site. The outbuilding is also not considered to affect the amenity of any occupants of neighbouring properties. As such, the outbuilding is considered to comply with policies COR14 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00291/CLP	Village Hall Withleigh Devon	Certificate of Lawfulness for proposed erection of extension and replace asbestos roof	PDA	DEL	13/04/2017
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Conditions

- 1 The proposed extension to the hall can be considered as a small ancillary building; it would have a cubic capacity of approximately 53 square metres and is 4 metres in height. The village hall is run as a function of the Parish council and the building would be ancillary to that function. The extension would square off the building at the western end. The proposal is considered to be permitted development.

17/00298/FULL	Land and Buildings at NGR 309474 1126576 (Three Keys) Ashill Devon	Erection of an agricultural storage and livestock building	PERMIT	DEL	11/04/2017
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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 erection of an agricultural storage and livestock building 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.

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.

17/00306/ADVERT	Old School Station Road Bampton Tiverton Devon EX16 9NG	Advertisement Consent to display 1 non-illuminated fascia sign	PERMIT	DEL	12/04/2017
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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

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

Reasons

In accordance with the guidance in the NPPF paragraph 67 and section 12 of the NPPF in particular paragraphs 131, 132 and 137 the Council is justified in requiring a higher quality of advertisement for this location. The proposed non-illuminated sign would be acceptable in terms of its design and impact on the locality. The proposal would be acceptable in terms of road safety.

17/00311/FULL	30 Primrose Way Crediton Devon EX17 1BZ	Erection of single storey rear extension and conversion of garage to ancillary accommodation	PERMIT	DEL	11/04/2017
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Conditions

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

Reasons

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

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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed extension and conversion of garage to habitable accommodation by virtue of the design of the alterations are considered acceptable without affecting the overall scale and massing of the dwelling. There is sufficient space to park at least two vehicles on the front drive. Overall it is not considered that the application scheme would 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.

17/00313/FULL	Taw Valley Garage Chawleigh Chulmleigh Devon EX18 7JX	Change of use of vehicle workshop and MOT centre to 2 dwellings and formation of vehicular access	REFUSE	DEL	12/04/2017
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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 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.

Reasons

- 1 In the opinion of the Local Planning Authority the building is of a design and appearance which does not positively contribute to the rural character of the area and is therefore does not qualify with any planning policy support as a building which is suitable for conversion to a dwelling. It is therefore contrary to the initial test of Policy DM11 of the Local Plan Part 3 (Development Management Policies) and the guidance in the National Planning Policy Framework. In addition, Policy DM11 only supports the conversion of redundant or disused rural buildings to alternative uses. The application is further contrary to this policy on the basis the building is currently in use.
- 2 The application has failed to submit evidence to demonstrate that the site is not within a Flood Zone 2 location as confirmed by the Local Planning Authority's own records. Therefore in the absence of a Flood Risk Assessment and an Exceptions Test, the proposal cannot be shown to satisfy COR11 of the Local Plan Part 1 (Core Strategy) or the NPPF.
- 3 Policy DM14 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 contrary to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM14 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 of open space. 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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00324/HOUSE	Downmead Culmstock Road Hemyock Cullompton Devon EX15 3RJ	Erection of single storey extension to form carport and garden room, and decking area	PERMIT	DEL	13/04/2017

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 single storey side extension to form garden room with carport and decking area is considered to be policy supportable. The design of the proposed 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 1) , DM2, DM13 of the 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.

17/00338/FULL	Exe Valley Brewery Land Farm Silverton Exeter EX5 4HF	Removal of condition (B) of planning permission 89/02393/FULL to allow retailing to the general public	PERMIT	DEL	13/04/2017
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Conditions

- 1 Notwithstanding the provisions of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the building edged red on the site location plan shall be used solely as a brewery (with ancillary retail sales) and for no other purpose unless planning permission is first granted for such use.

Reasons

- 1 The location of the site accessed via a narrow access and approach roads is not suitable for an unrestricted commercial use.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal is considered to be acceptable in that the retail sale of items produced on the premises is not considered to lead to an unacceptable impact on the local road network or on the character and appearance of the countryside. The development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (LP1) and DM20 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 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.

17/00339/FULL	Land at NGR 304118 112467 Pitt Farm Muxbeare Lane Willand Devon	Erection of extension to chicken shed	PERMIT	DEL	11/04/2017
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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 erection of an extension to chicken shed 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00359/FULL	Tesco Joseph Locke Way Crediton Devon EX17 3FD	Formation of home delivery facility comprising a single storey link corridor from the store to a 4 van loading canopy, service yard, and associated modifications to car park layout	PERMIT	DEL	13/04/2017

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 for the home delivery facility on part of existing store site in conjunction with part of the site adjacent which sits as part of the wider masterplan for the redevelopment of locality as approved under Local Planning Authority ref: 09/00244/MOUT is considered to be supportable in policy terms. The new development will sit as an extension to the existing superstore building with access from the existing car park area. Overall it is not considered that the development would have any harmful impacts with regards to visual impact, transportation parking and movement issues and neither is it considered that it would adversely affect the amenities of the occupiers of neighbouring dwellings. On this basis the proposals are considered to be acceptable and in accordance with the following policies: COR9 and COR15 of the Mid Devon Core Strategy (Local Plan 1), DM1, DM2, DM17 and DM21 of the Local Plan Part 3 and Government advice in the National Planning Policy Framework.

Reasons

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

17/00402/FULL	1 Hayne Barton Cottages Cullompton Devon EX15 1QW	Retention of an agricultural storage building	PERMIT	DEL	13/04/2017
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Conditions

- 1 The date of commencement of the development shall be taken 10th March 2017 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.

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

Reasons

The agricultural storage shed 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 Core Strategy, DM1, DM2 and DM22 of the 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.

17/00425/CLP	21 Colebrooke Lane Cullompton Devon EX15 1PB	Certificate of Lawfulness for the proposed conversion of garage to living accommodation	PERMIT	DEL	10/04/2017
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Conditions

1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.