

Decision Register

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|---------------|--|---|----------|---------------|---------------|
| 14/00604/MFUL | Post Hill Nursing Home 36 Post Hill Tiverton Devon EX16 4ND | Erection of care home and 12 apartments with associated access, parking and landscaping, following demolition of existing hospital buildings (Revised Scheme) | PERCON | COMM | 20/04/2017 |

Conditions

- 1 The development hereby permitted shall be begun before the expiration of 2 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 samples of the materials to be used for all the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority.
- 4 No hard landscaping works in the areas shown on the approved plans shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, (in any phase) and shall be so retained.
- 5 Before the development of the Care Home hereby permitted is first brought into its permitted use the first floor, east elevation window in the northerly block of the care home shall be non-opening, glazed with translucent glass, and be so retained.
- 6 No development shall begin until an Arboricultural Method Statement and Tree Protection Plan, has been submitted to, and approved in writing by, the Local Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to before and during construction of the approved development.
- 7 No development of the Care Home shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme for the sensory garden, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth re-profiling 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.
- 8 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on drawing 1410_P_001A 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.
- 9 No development shall begin until a dormouse nest tube survey has been undertaken on the site in accordance with details in the Phase 1 Habitats survey submitted with the application and Natural England standing advice. Once completed the survey and report shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the recommendations of the approved dormouse nest tube survey.
- 10 No development shall begin until a badger verification survey has been undertaken on the site in accordance with details in the Phase 1 Habitats survey submitted with the application and Natural England standing advice. Once completed the survey and report shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the recommendations of the approved badger verification survey.

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| 11 | | The development shall be carried out in accordance with the Conservation Management Statement included as Appendix 4 of the Phase 1 Habitat survey submitted with the application. | | | |
| 12 | | The car parking, motorcycle parking, layby and secure cycle storage (applicable to the relevant phase) indicated on the approved plans shall be provided on site prior to the first occupation of any of the apartments or the first use of the care home whichever is applicable. Once provided these parking and storage facilities shall remain permanently available for the parking and manoeuvring of vehicles and storage of bicycles. | | | |
| 13 | | The development shall be carried out in accordance with the recommendations in the Ruddlesen Geotechnical report submitted with the application. | | | |
| 14 | | No development shall begin until a Sustainable Urban Drainage Strategy for the site (or phase) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Sustainable Urban Drainage Strategy. | | | |
| 15 | | No development shall begin until details of how the principles of "Secure by Design" have been incorporated into the care home and apartments hereby approved have been submitted to and approved in writing by the Local Planning Authority. | | | |
| 16 | | 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 in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority. | | | |
| 17 | | The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority. | | | |
| 18 | | The development hereby approved shall not be carried out otherwise than in accordance with a phasing programme which shall previously have been submitted to and approved by the Local Planning Authority in writing. | | | |
| 19 | | No other part of the development hereby approved shall be commenced until: A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20.00 metres back from its junction with the public highway B) The ironwork has been set to base course level and the visibility splays required by this permission laid out C) The footway on the public highway frontage required by this permission has been constructed up to base course level D) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority. | | | |
| 20 | | The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority: a) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c) The cul-de-sac visibility splays have been laid out to their final level; d) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g) The street nameplates for the spine road and cul-de-sac have been provided and erected. | | | |
| 21 | | Within twelve months of the first occupation, all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed to the written satisfaction of the Local Planning Authority. | | | |
| 22 | | No development shall take place until a Construction Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide details of: a) Timetable/programme of works b) Measures for traffic management [including routing of vehicles to and from the site, details of the number/frequency and sizes of vehicles] c) Days and hours of construction and deliveries d) Location of loading, unloading and storage of plant and materials e) Location of contractor compound and facilities f) Provision of boundary fencing/hoarding g) Parking of vehicles of site personnel, operatives and visitors. h) Wheel washing i) Dust control The development shall be implemented in accordance with the approved scheme. | | | |

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Reasons

- 1 Given the specific circumstance relating to the application scheme and the strategic requirement in the adopted Tiverton Eastern Urban Extension Masterplan for a road through the site to serve the wider Masterplan area.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with COR2 Mid Devon Core Strategy and policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with COR2 Mid Devon Core Strategy and policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the privacy of the occupiers of 2 and 5 Fairway in accordance with policies DM2 and DM14 Local Plan Part 3 (Development Management Policies).
- 6 To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).
- 7 To ensure the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).
- 8 To ensure the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).
- 9 To ensure the development does not have an adverse impact on protected species that may be found on the site in accordance with the requirements of the Wildlife and Countryside Act 1991 (as amended) and policy DM2 Local Plan Part 3 (Development Management Policies) and NPPF.
- 10 To ensure the development does not have an adverse impact on protected species that may be found on the site in accordance with the requirements of the Wildlife and Countryside Act 1991 (as amended) and policy DM2 Local Plan Part 3 (Development Management Policies) and NPPF.
- 11 To ensure the development does not have an adverse impact on protected species that may be found on the site in accordance with the requirements of the Wildlife and Countryside Act 1991 (as amended) and policy DM2 Local Plan Part 3 (Development Management Policies) and NPPF.
- 12 To ensure adequate provision of vehicle parking and cycle storage in accordance with policy DM8 Local Plan Part 3 (Development Management Policies).
- 13 To protect the occupiers of the care home and apartments from risk from contamination in accordance with policy DM7 Local Plan Part 3 (Development Management Policies).
- 14 To ensure the provision of a sustainable urban drainage scheme in accordance with policy DM2 Local Plan Part 3 (Development Management Policies) and policy COR11 Mid Devon Core Strategy.
- 15 To ensure the development is designed to be safe and secure for the residents in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).
- 16 To ensure an appropriate record is made of archaeological evidence that may be affected by the development in accordance with the National Planning Policy Framework and Policy DM27 of Local Plan Part 3 (Development Management Policies).
- 17 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 18 To ensure the proper development of the site.

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| 19 | | To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents. | | | |
| 20 | | To ensure that adequate access and associated facilities are available for the traffic attracted to the site. | | | |
| 21 | | To ensure that the access arrangements are completed within a reasonable time in the interests of safety and the amenity of residents. | | | |
| 22 | | To ensure adequate access and associated facilities are available for the construction traffic and to minimise the impact of construction on nearby residents and the local highway network. | | | |

Reasons

The application for the erection of a 64 bed care home and 12 open market apartments has been considered against national and local planning policy and is considered to be acceptable. The design and siting of the development will not have an adverse impact on the street scene of Blundells Road at Post Hill and will comfortably within the site, in this regard the proposal is in accordance with policy COR2 Mid Devon Core Strategy and policy DM2 Local Plan Part 3 (Development Management Policies). The development will not have an unacceptable adverse effect on the residential amenity of occupiers of neighbouring properties in accordance with policy DM2 Local Plan Part 3 (Development Management Policies) and any impacts on the ecology of the site can be satisfactorily mitigated in accordance with Natural England standing advice and policy DM2 Local Plan Part 3 (Development Management Policies) and the NPPF. The application now includes all of the land required to enable a through road to be provided through the site in order to enable a connection to be made to the Waddeton Park Ltd application site to the north/north east. The provision of the land to ensure this through road can be provided is subject to agreement via a S106 with the applicants and negotiations regarding this are ongoing. While the parking provision, access from Blundells Road, delivery/service layby and secure cycle parking are all acceptable and broadly in accordance with policies DM2 and DM8 Local Plan Part 3 (Development Management Policies), if agreement cannot be reached regarding the provision of all the land required to provide the through road then the application would not be in accordance with the comprehensive and coordinated approach to development of the area as required by the Tiverton Eastern Urban Extension masterplan SPD. The application has therefore been recommended for approval subject to conditions and signing of a S106 to secure the provisions set out in the recommendation.

Reasons

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

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|----------------------|--|---------------------------------------|--------|-----|------------|
| 17/0077/HOUSE | Radfords Cottage Harts Row Culmstock Cullompton Devon EX15 3JL | Erection of ground floor extension | PERMIT | DEL | 19/04/2017 |
|----------------------|--|---------------------------------------|--------|-----|------------|

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 Foul drainage from the Development (and no other drainage) shall be connected to the public foul or combined sewer.

Reasons

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

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

3 To ensure the discharge of drainage from the Development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment.

Reasons

The application for the erection of a ground floor extension at Radfords Cottage, Harts Row, Culmstock 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 and its location within the conservation area. 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) COR17, Local Plan part 3 (Development Management Policies) DM2, DM13 and DM27 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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|-------------|---|--|--------|------|------------|
| 17/00085/PE | Mid Devon District Council Phoenix House Phoenix Lane Tiverton Devon EX16 6PP | TEST APPLICATION - used by System Admin for 'Testing' purposes only. njr 17.1.17 | PERMIT | COMM | 20/04/2017 |
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Reasons

This is the reason for approval

Reasons

this is the reason for refusal

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|---------------|--|---|--------|-----|------------|
| 17/00131/FULL | 13 Castle Street Bampton Tiverton Devon EX16 9NS | Erection of replacement extension to rear | PERMIT | DEL | 19/04/2017 |
|---------------|--|---|--------|-----|------------|

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.

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Reasons

The proposed single storey rear extension in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling and the conservation area within which it is located. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR16 of the Local Plan part 3 (Development Management Policies) DM2, DM13, DM27 and Government advice in the National Planning Policy Framework.

Reasons

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

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|----------------------|---|---|--------|------|------------|
| 17/00136/MOUT | Land and Buildings at NGR 277550 102582 (East of Dulings Farm) Coplestone Devon | Outline for the erection of up to 60 dwellings and means of access (Revised Scheme) | REFUSE | COMM | 20/04/2017 |
|----------------------|---|---|--------|------|------------|

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 process 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 The application site is outside the current settlement limit boundaries of the village of Coplestone and is in the open countryside. Policy COR18 of the adopted Mid Devon Core Strategy (Local Plan Part 1) seeks to strictly control development outside settlement limits and a development in this location of the scale as proposed would not be permitted under criteria a - f of this adopted policy. Neither is the site proposed to be allocated for housing within the Councils Local Plan Review 2013 -2033. The applicant asserts that the Local Planning Authority cannot demonstrate that it has an adequate five year supply of housing land as required by the National Planning Policy Framework, and therefore Policy COR18 should be afforded limited weight and that the application should be determined against the provisions of Paragraph 14 of the National Planning Policy Framework. When tested against Paragraph 14 of the Framework the Local Planning Authority consider that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole as well as being contrary to Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 2 The Local Planning Authority consider that the proposed unplanned development individually, and cumulatively together with the proposed development within the Local Plan Review for the village, would be out of scale with the size of the settlement of Coplestone to the detriment of its character and the general amenities of the village. For this reason the development would fail to meet the sustainable development principles required to be met by the National Planning Policy Framework and Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 3 The Local Planning Authority consider that the application proposal has not satisfactorily demonstrated that surface water from the development can be satisfactorily controlled and discharged to the Salix Stream channel without resulting in unacceptable flood risk downstream of the application site to the detriment of the amenities of the locality where there are already records of flooding concerns. On this basis the application is considered to be contrary to Policies COR1 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1 and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|---------------|--|--|----------|---------------|---------------|
| 17/00154/FULL | Ashdown Lords Meadow Lane Bampton Tiverton Devon EX16 9NY | Erection of replacement garage/workshop following demolition of existing and the change of use of residential garden to parking area to be used in conjunction with the existing garage business | PERCON | DEL | 20/04/2017 |

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 No materials, goods, products, chattels, scrap or waste materials shall be stored outside of any building, at any time.
- 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 To safeguard the living conditions of the occupants of nearby residential properties in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 4 To safeguard the living conditions of the occupants of nearby residential properties in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

Reasons

The National Planning Policy Framework is very clear that there should be an emphasis on promoting sustainable economic development. The building itself is relatively modern and of a somewhat industrial appearance. It is screened to a reasonable degree from the public highway. It is not considered that the proposal will harm the mixed character of the area or any nature conservation interests over and above the current operation of the site. The proposed development is unlikely to impact on residential amenity. As such, it is considered that the proposal complies with policies COR1, COR4, COR8, COR9 and COR13 of Core Strategy and policies DM1, DM2, DM8, DM16 of the Local Plan Part 3. In addition, the proposed development is considered to be in accordance thrust of the National Planning Policy Framework in promoting sustainable rural economic development.

Reasons

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

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|---------------|--|--|----------|---------------|---------------|
| 17/00192/FULL | Land at NGR 288665 117688 (Blatchworthy Farm) Stoodleigh Devon | Erection of an agricultural building to house sheep | PERMIT | DEL | 19/04/2017 |

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

Proposed is an agricultural livestock building. The overall design and scale of the building is acceptable given its context, the building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor would it result in an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy 2007, DM2, DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of 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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|--------------|--|--|--------|-----|------------|
| 17/00200/TPO | 6 St Lawrence Close Tiverton Devon EX16 4ED | Application for crown reduction by 3m and crown lift by 8m of 1 Oak tree protected by Tree Preservation Order 95/00009/TPO | REFUSE | DEL | 20/04/2017 |
|--------------|--|--|--------|-----|------------|

Reasons

- 1 It is recommended that the application be refused as the pruning works are excessive, are not arboriculturally justified and would have a negative impact on the appearance and health of the tree.

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|--------------|---|--|----------|---------------|---------------|
| 17/00252/TPO | Land at NGR 303726 110880 (Rear of 28 Plum Way) Silver Street Willand Devon | Application to cut back a group of Ash trees by 3m trees protected by Tree Preservation Order 97/00008/TPO | PERMIT | DEL | 20/04/2017 |

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) Partial crown reduction to Ash trees at the rear of 28 Plum Way to prune back by up to 3m.

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 trees in accordance with best Arboricultural practice.

Reasons

Due to the low quality of the trees and that the amenity value of the group will not be reduced the Mid Devon Tree Officer has no objection to the trees being pruned by up to 3m where they overhang the garden of 28 Plum Way.

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|--------------|---|---|--------|-----|------------|
| 17/00254/LBC | 15 Newcourt Road Silverton Exeter Devon EX5 4HR | Listed Building Consent for replacement of door on rear elevation | PERMIT | DEL | 20/04/2017 |
|--------------|---|---|--------|-----|------------|

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

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Reasons

The proposed works are considered to be justified and reasonable and will cause no harm to the listed building. They are therefore considered to be acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

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|---------------|---|--|--------|-----|------------|
| 17/00256/FULL | First & Second Floors 12 Fore Street Tiverton Devon EX16 6LH | Change of use from offices to Holistic Therapy Treatment Clinic | PERMIT | DEL | 21/04/2017 |
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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.

Reasons

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

Reasons

The proposed change of use is considered to be an appropriate form of development for the site being within the centre of Tiverton and it is not considered that it would demonstrably harm the vitality or viability of the town centre or the amenity of any neighbouring residents. Given the sustainable location of the site it is considered acceptable on the basis that car parking facilities are not available for future occupiers. Although the site is located within the Conservation Area it is not considered that the application scheme would result in detriment to the character and/or appearance. On this basis it is considered the proposals are in accordance with Policies COR1, COR6 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM8, DM16, and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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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|--------------|---|---|--------|-----|------------|
| 17/00258/LBC | 1 Mews Cottages North Street Credon Devon EX17 2BT | Listed Building Consent for the replacement of the existing kitchen window on East elevation, replacement of glazing and repair to existing door and windows on the West elevation ground floor | PERMIT | DEL | 20/04/2017 |
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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.

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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 replacement of existing windows that are in poor condition with new windows is a necessary action and will ensure the longevity of the listed building. The proposal is considered to be acceptable in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

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| 17/00299/HOUSE | Highfield High Street Bampton Tiverton Devon EX16 9NQ | Erection of an extension | PERMIT | DEL | 18/04/2017 |
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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 development hereby permitted is first brought into its permitted use the window in the eastern elevation shall be non-opening, glazed with translucent glass, and 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.
- 3 To safeguard the privacy of the occupiers of Exe View in accordance with policy DM13 of the Local Plan Part 3: (Development Management Policies).

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/building to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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 |
|---------------|---|--|----------|---------------|---------------|
| 17/00303/FULL | Land at NGR 288574 113396 (Partridge Farm) Templeton Devon | Creation of new residential access and track, closing of existing access | PERMIT | DEL | 21/04/2017 |

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 Prior to its first use, the access hereby approved shall be surfaced with a bound material for the first 6 metres from the highway in accordance with the submitted Block Plan PL/17/BLOCKPLAN/01.

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 debris is not carried onto the highway to safeguard the safe functioning of the highway for all users.

Reasons

The proposed new access track and the closing off of an existing field access is considered to be acceptable in policy terms. The new access will benefit from adequate visibility and adequate parking and turning space remains to serve the dwelling. The proposed access will have a low impact appearance its surroundings and will not adversely impact the character, appearance or setting of the listed farmhouse. Overall the proposal is considered to be in accordance with policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely 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 |
|--------------|---|---|----------|---------------|---------------|
| 17/00304/LBC | 2 Whites Cottages Fore Street Morchard Bishop Crediton Devon EX17 6PB | Listed Building Consent for installation of a dormer window and internal alterations to first floor layout | REFUSE | DEL | 20/04/2017 |

Reasons

- 1 The proposed dormer window will have a significant negative impact on the character and setting of the Grade II listed cottage and the Morchard Bishop conservation area due to its large dimensions and unrelated traditional roof form. The internal works are not supported by justification based on evidence relating to the historical significance of the walls or their positions that will be removed. The proposal comes within the definition of 'less than substantial harm' within the meaning of Paragraph 134 of the National Planning Policy Framework and Policy DM27 of the Local Plan Part 3 (Development Management Policies). This harm must be weighed against the public benefits of the proposal. This balance of harm and benefit has not been addressed in the application submission. The proposal is not considered to be in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

| | | | | | |
|---------------|---|--|--------|-----|------------|
| 17/00309/FULL | 12 Church Street Tiverton Devon EX16 5HX | Variation of condition (2) of planning permission 16/01312/FULL to allow substitution of previously approved plans, and removal of condition (3) relating to separate occupation of shop and living accommodation | PERMIT | DEL | 19/04/2017 |
|---------------|---|--|--------|-----|------------|

Conditions

- 1 The development shall be begun no later than 27th October 2019.
- 2 The development shall be carried out in accordance with the following plans which are further detailed in the schedule on the decision notice: site location plan (01376/20 REV 4 dated 01.09.16) submitted under application reference 16/01312/FULL and the revised proposed floor plans submitted under this planning application (01376/31 Rev 2 16.03.17).

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 to vary condition (2) of planning permission 16/01312/FULL to allow substitution of previously approved plans, and removal of condition (3) relating to separate occupation of shop and living accommodation is considered to be acceptable. The principle of development was assessed and granted permission under the previous application. The revised proposed floor plans are considered to be acceptable.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|------------|---------|----------|----------|---------------|---------------|
|------------|---------|----------|----------|---------------|---------------|

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 and discussions with the applicant and agent. 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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|---------------|--|--|--------|-----|------------|
| 17/00312/FULL | Land and Buildings at NGR 278649 111338 (Billhole Farm) Puddington Devon | Conversion of barn to dwelling (Revised scheme) | PERCON | DEL | 21/04/2017 |
|---------------|--|--|--------|-----|------------|

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 conclusions and mitigation measures set out in the Crossman Associates bat and bird survey (report dated 16th June 2016) received on 24th February 2017 by the Local Planning Authority shall be complied with in full during construction of the development hereby approved.
- 4 Prior to their use on site, details of the materials to be used to infill the southern elevation and the roof covering, shall be submitted to and agreed in writing by the Local Planning Authority.
- 5 The windows to be installed in the building shall be flush fitting timber casements only and shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015 no development of the types referred to in Classes A, B, C, D, E of Part 1, relating to extensions, alterations to roofs, porches, sheds and enclosures, 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 protection of any ecological interest at the site.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policies DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policies DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the visual amenity of the site 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 DM11.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|------------|---------|----------|----------|---------------|---------------|
|------------|---------|----------|----------|---------------|---------------|

Reasons

The application for the conversion of a barn to dwelling (revised scheme) is considered to be supportable in policy terms. The building is of traditional character and contributes to the rural character of the area. It has been demonstrated that the building can be converted without significant alteration, extension or rebuilding and the scheme retains the original character of the building. The access to the site is suitable to accommodate the additional movements associated with the new dwelling. The building is situated to the eastern edge of the farm complex and therefore whilst the access to it passes by some agricultural buildings, this is as per the arrangement for the existing dwelling and it considered on balance that this is not likely to cause an unacceptable adverse impact on the amenity of the future occupiers. It is considered that sufficient amenity space is retained for the existing and proposed dwelling and there is sufficient room within the proposed curtilage to provide parking in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies). Subject to appropriate mitigation the development should not harm any biodiversity interests at the site. The applicant has made the appropriate contribution in accordance with Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2). Overall it is considered that the proposal is supportable in accordance with the following Policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), DM1, DM2, DM8, DM11 and DM14 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

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|----------------------|---|--|--------|------|------------|
| 17/00318/FULL | Land at NGR 295221 103171(The Orchard) Great Pitt Silverton Devon | Temporary retention of log cabin (caravan) for 3 years (Members resolved that temporary planning permission be granted for a period of 2 years 19.04.2017) | PERMIT | COMM | 20/04/2017 |
|----------------------|---|--|--------|------|------------|

Conditions

- 1 The residential caravan shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the period ending on 19th April 2019.
- 2 This permission shall only authorise the use of the application site for the stationing thereon of one caravan which complies with the description 'caravan' as defined by Section 29(1) of the Caravan Sites and Control of Development Act 1960 (revised 1977) and Section 12 (1) (2) of the Caravan Sites Act 1968.
- 3 The occupation of the log cabin (caravan) shall be limited to the Applicant, a widow or widower of the Applicant or to any resident dependants.
- 4 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 5 No external lighting shall be provided at the site unless the lighting has first been approved in writing by the Local Planning Authority.
- 6 There shall be no retail sales from the application site or adjoining land or buildings owned by the applicant.

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

- 1 In order to allow the applicant a temporary period of 2 years in which to further establish the business, in line with Government advice set out in the National Planning Policy Framework.
- 2 To clarify the terms of the consent and for the avoidance of doubt.
- 3 The site is in the countryside beyond any recognised settlement limit where it is the policy of the Local Planning Authority to restrict new residential development unless it is required to meet the needs of agriculture, forestry or other rural enterprise. In this instance the Applicant's need relates to a very specific equestrian business and equestrian activities, whereas without this specific business and activities, the occupancy of the site may not meet the requirements of Policy DM10 of the Local Plan Part 3 (Development Management Policies).
- 4 For the avoidance of doubt and in the interests of proper planning.
- 5 To minimise light pollution in the open countryside in accordance with the National Planning Policy Framework.
- 6 The site is in the countryside beyond any recognised settlement limit where it is the policy of the Local Planning Authority to restrict retail development and to prevent unnecessary traffic from being attracted to the site as a result of direct sales to customers, which may adversely affect safety on the local road network in accordance with Policy DM19 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The current proposal is acceptable in that it has been demonstrated that there continues to be an essential need for a full time worker to live on site in order to operate the business. The further three year period will enable the business and charity to expand its income to enable it to become financially sustainable. The site is suitably screened and the log cabin has a minimal visual impact on the rural area. The proposal will have no additional impact on the highway network or on neighbouring residents. The proposal is considered to be in accordance with the relevant policies: COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM8, DM10 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.

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|-----------------------|--|---|-----|-----|------------|
| 17/00320/PNCOU | Land and Buildings at NGR 303733 105268 (Chaldon Lane) Mutterstock Devon | Prior notification for the change of use of agricultural building to dwelling under Class Q | PDA | DEL | 21/04/2017 |
|-----------------------|--|---|-----|-----|------------|

Reasons

- 1 The proposed change of use of the building into one dwelling (C3) as shown on the submitted plans amounts to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|----------------|---|-----------------------|----------|---------------|---------------|
| 17/00322/HOUSE | 26 King Street Silverton Exeter Devon EX5 4JG | Erection of extension | PERMIT | DEL | 19/04/2017 |

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 extension at 26 King Street, Silverton 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) COR17, Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM27 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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|---------------|---|--|--------|------|------------|
| 17/00323/FULL | Land at NGR 296643 113493 Adjacent 37 Beech Road Tiverton Devon | Erection of 3 dwellings (Revised Scheme) | PERCON | COMM | 20/04/2017 |
|---------------|---|--|--------|------|------------|

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 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 3 No development shall begin until details/samples of the materials to be used 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.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
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|------------|---------|----------|----------|---------------|---------------|

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 3 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area in accordance with: Local Plan Part 3 (Development Management Policies) DM2

Reasons

The current proposal is acceptable in that the development is in a sustainable location in an established residential area. The dwellings have been designed to respect the character and appearance of the surrounding development and provide an acceptable level of accommodation and adequate parking and amenity space. In addition, the development is not considered to have an unacceptable impact on the privacy and amenity of neighbouring residents. The applicant has agreed to make a financial contribution towards the provision of sports equipment at Amory Park and the development would attract the payment of a New Homes Bonus. The development is considered to comply with the following policies: COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM14 and DM15 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 discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|-----------------------|--|--|--------|-----|------------|
| 17/00326/HOUSE | 11 Somerville Close Willand Cullompton Devon EX15 2PN | Erection of side and front extensions and creation of hardstanding following demolition of existing garage | PERCON | DEL | 21/04/2017 |
|-----------------------|--|--|--------|-----|------------|

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 external finishes of the developments hereby permitted shall match in material, colour, style, bonding and texture those of the existing residential building and be so retained.
- 4 Prior to the commencement of the development hereby approved, details of an additional parking space within the curtilage of the dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority. The additional parking space shall be provided in accordance with the approved details within 3 months of the substantial completion of the development hereby approved and shall be so retained thereafter.

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 |
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|------------|---------|----------|----------|---------------|---------------|

- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Mid Devon Local Plan Part 3 (Development Management Policies), DM13, DM29.
- 4 To ensure there is sufficient parking to serve the occupants of the enlarged dwelling in accordance with policy DM8 of Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application for the erection of a side extension, removal of single garage and erection of replacement extension at 11 Somerville Close is considered to be acceptable. 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 on the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; 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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|-----------------------|--|-------------------|--------|-----|------------|
| 17/00327/HOUSE | Meadow Haven Lapford Crediton Devon EX17 6QR | Erection of porch | PERMIT | DEL | 21/04/2017 |
|-----------------------|--|-------------------|--------|-----|------------|

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 a porch is considered to be supportable in policy terms. The proposed design is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding over development of the dwelling curtilage or impact on the amenity of neighbouring occupiers. Overall the proposal is considered to be acceptable in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
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|------------|---------|----------|----------|---------------|---------------|

Reasons

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

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|---------------|---|---|--------|-----|------------|
| 17/00336/FULL | Land and Buildings at NGR 272666 108331 (Luxulyan) Lapford Devon | Erection of an agricultural storage building | PERMIT | DEL | 18/04/2017 |
|---------------|---|---|--------|-----|------------|

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 storage building is considered to be supportable in policy terms. The building is required for the storage of general agricultural equipment and machinery and although the farming activity on the holding appears low scale, it is considered reasonable to allow the provision of the additional building space in support of the general small holding activity. Given the scale and design of the building it is not considered that it would have any significant visual impacts. The proposed building is located on the site with sufficient distance from neighbouring properties such that it is not considered that it would have an adverse effect on their amenity. By virtue of the scale and nature of the proposed development it is not considered that there are any unacceptable adverse impacts on the environment or the local road network arising from the development. Overall it is considered that the proposal is acceptable in accordance with 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 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.

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|----------------|---|----------------------------------|--------|-----|------------|
| 17/00347/HOUSE | Avenel Cottage Tiverton Devon EX16 5NQ | Erection of two-storey extension | PERMIT | DEL | 21/04/2017 |
|----------------|---|----------------------------------|--------|-----|------------|

Conditions

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

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
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2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

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

Reasons

The proposal is considered to be acceptable in scale and design and not to lead to any material loss of privacy or amenity for neighbouring residents. The development is considered to be in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

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|-----------------------|--|--|--------|-----|------------|
| 17/00351/HOUSE | 4 Aspen Close Willand Cullompton Devon EX15 2ST | Erection of single storey extension | PERMIT | DEL | 21/04/2017 |
|-----------------------|--|--|--------|-----|------------|

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 proposal is considered to be acceptable in scale and design and not to lead to any material loss of privacy or amenity for neighbouring residents. The development is considered to be in accordance with policy DM13 of the Local Plan 3 (Development Management Policies) in these respects. The dwelling would be left with a very small garden. However, the applicants consider it adequate for their needs and there is a green open space opposite which could be utilised by the occupants of the dwelling. Whilst the development would be considered to be over-development of the curtilage it is not considered to be significant enough to warrant refusal of the application in this particular case.

| 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 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.

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|----------------|--|---|-----|-----|------------|
| 17/00387/PNCOU | Building at NGR 288865 114440 (The Smithy) Templeton Devon | Prior notification for the change of use of agricultural building to dwelling under Class Q | PDA | DEL | 21/04/2017 |
|----------------|--|---|-----|-----|------------|

Reasons

- 1 Prior approval is not required and the provision of this dwelling meets with the requirements of Class Q of Part 3. In granting approval, the applicant should note that, paragraph 3 of section Q2 of the GPDO requires the development to be completed within a period of three years starting with the date of this decision, and paragraph 12(a) of section W of the GPDO requires the development to be carried out in accordance with the approved details. The GPDO sets out at paragraph W (13) that prior approval may be granted subject to conditions reasonably related to the subject matter of the prior approval. The Council have included conditions relating to the laying out of the parking and turning areas. A condition has been attached requiring the parking and turning areas to be provided in a bound material and that they should be retained thereafter. As the country lane on which the development is situated is narrow in width, this condition is necessary in the interests of highway safety.

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|---------------|--|---|--------|-----|------------|
| 17/00416/FULL | 28 Castle Street Tiverton Devon EX16 6RG | Change of use of ground floor and part of first floor from Class D1 to combine with existing residential accommodation to form 1 dwelling | PERMIT | DEL | 19/04/2017 |
|---------------|--|---|--------|-----|------------|

Conditions

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

Reasons

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

Reasons

The proposed change of use to a dwellinghouse is considered to be an appropriate form of development for the site being within the centre of Tiverton and given the location of it, it is not considered that it would demonstrably harm the vitality or viability of the town centre or the amenity of any neighbouring residents. Given the sustainable location of the site it is considered acceptable on the basis that car parking facilities are not available for future occupiers. Although the site is located within the Conservation Area it is not considered that the application scheme would result in detriment to the character and/or appearance. As no internal alterations are required, the proposal does not have an effect on the historic fabric of the Listed Building. On this basis it is considered the proposals are in accordance with COR1 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 of Mid Devon Allocations and Infrastructure Development Plan Document, and policies DM1, DM2, DM8, DM15, DM21 and DM27 of 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.

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| 17/00461/LBC | Hatherland Mill Lower Washfield Tiverton Devon EX16 9PG | Listed Building Consent for internal and external repairs and alterations to byre and tallet | PERMIT | DEL | 20/04/2017 |
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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.

Reasons

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

Reasons

The proposed works are considered to be reasonable and will not harm the significance of the listed building, nor its special historic and architectural interest. They are therefore considered to be acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.
