

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01898/MARM	Land at NGR 284242 99827 (Wellparks) Exeter Road Crediton Devon	Reserved Matters in respect of appearance, landscaping, layout, and scale following Outline approval 14/00830/MOUT	PERCON	COMM	24/04/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 Prior to their use on site samples of the materials to be used for all the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 3 No hard landscaping works in the areas shown on the approved plan(s) shall begin until samples 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.
- 4 The approved details of all new tree planting and hedgerows in addition to all seeding, turfing and associated earthworks as shown on the approved plans shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of 15 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. Once provided, the landscaping scheme shall be so retained.
- 5 The garages as shown for plots 1, 2 and 10 through to 129 as shown on the approved plans shall be permanently retained and made available for the purposes of vehicular parking only.
- 6 Prior to the occupation of any of the dwellings on the site details of the storage enclosures for the refuse storage areas shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with these agreed details prior to the occupation of the dwelling to which it relates and be so retained.
- 7 Within a calendar month of the date of this decision notice a phasing plan confirming the timing and delivery of the provision of the permissive footpath from the north west corner of the site to Downshead Lane, from the north east corner to the pedestrian overbridge to the north of the site, the new permissive footway/cycleway across the site frontage and new grass verge along Exeter Road and the new boundary treatment proposed to Wellparks farm complex shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented accordingly.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2, DM14 and DM27.
- 3 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM14.
- 4 To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		To ensure that an appropriate level of parking provision is retained in order to protect the general amenity of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM8.			
6		To ensure that there is appropriate facilities for refuse storage on site in accordance with Policy DM14 of Local Plan part 3 (Development Management Policies).			
7		To ensure that the approved connections to and from the site and the new boundary treatment as specified are delivered in an orderly and timely fashion and in accordance with the Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM2 of the Local Plan Part 3 (Development Management Policies) and Policy AL/CRE/1 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2).			

Reasons

This is a reserved matters application for the erection of 185 dwellings with parking and open space. The site is allocated for development under policy AL/CRE/1 and the principle of residential development on the site with a single point of vehicular access has been established by the outline consent 14/00830/MOUT. The density of the development proposed is in accordance with the terms of the outline permission and the overall the layout with three distinct character areas is considered a positive design response to the site. The design and housing mix for the three areas as proposed is considered acceptable and will positively redresses the challenging topography the site presents, and will help to create a mixed and balanced community for future occupiers. The parking arrangements as proposed are on balance considered acceptable. Given the site location it is considered that the application proposal incorporates suitable linkages to the other services in the Town, and includes proposals for a safer passage for pedestrians/cyclists along Exeter. Satisfactory arrangements are proposed for the management of surface water from the site. Finally it is not considered that the proposals adversely affect the amenities of neighbouring occupiers to the site. On this basis the proposal is recommended for approval in accordance with Policies COR1, COR2, COR3, COR8, COR9, COR11 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), AL/CRE/1 and AL/IN/6 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM3, DM8, DM14 and DM27 and guidance in the National Planning Policy framework and the Governments National Space Standards.

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 issuing the decision notice in accordance with a timescale agreed by the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00009/HOUSE	Compass House Newton St Cyres Exeter EX5 5DE	Erection of single storey side extension after demolition of existing store and single storey extension linking house to garage	PERMIT	DEL	27/04/2017
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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 application for the erection of two single storey extensions is considered to be supportable in policy terms. The design of the proposals, including the new balustrading detail, are considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding over development of the dwelling curtilage. The proposed will not have a material impact on the amenity of neighbouring occupiers given the scale and design of the proposals and the existing relationship with the surrounding properties. Overall it is considered that the proposal is compliant in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and 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.

17/00166/FULL	Land at NGR 309470 109287 (Black Barn) Blackborough Devon	Internal and external alterations to facilitate the change of use under Class R (planning reference 16/00418/PNPD)	PERCON	DEL	26/04/2017
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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 Prior to the use of any above ground materials first being used on site details and or samples of the materials (including colour (RAL, BS number) and profile of corrugated sheeting, type and finish of timber cladding, colour of external windows (RAL, BS number) and stone access/hard standing area) to be used in the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples 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 ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the Area of Outstanding Natural Beauty in accordance with Adopted Mid Devon Local Plan Part 3 DM29.

Reasons

The proposed alteration to the fabric of the building to facilitate the new use is considered to be sympathetic and appropriate for the area and the structure. The design retains the original essence of the building. The site is located within the Area of Outstanding Natural Beauty but is not considered to detract from its character, appearance or other aspects of its natural beauty and therefore complies with policy DM2, DM20, DM29 of Adopted Mid Devon Local Plan Part 3.

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 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.

17/00177/FULL	Land and Building at NGR 285629 100401 (Westacott) Shobrooke Devon	Erection of 2 agricultural buildings for livestock and storage	PERMIT	DEL	27/04/2017
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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 buildings hereby approved shall be used only for agricultural purposes. On becoming redundant for such purpose, they shall be demolished, and all materials resulting from the demolition shall be removed from the site within 3 years of the date this occurs.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the area and in accordance with policy COR18.

Reasons

The application for the erection of two agricultural buildings is considered to be supportable in policy terms. Whilst the scope of the space provided by the two buildings is considered substantial relative to the size of the holding, the applicant has provided reasonable justification for the proposed development and it is considered, on balance, that the proposal is reasonably necessary to support the proposed agricultural activity on the holding, refer also to condition 3. It is not considered that the proposal would result in any significant adverse impacts on the amenity of any nearby properties or the local highway network. The buildings are located to the rear of the listed cottage, however it is considered that their agricultural appearance would respect the character and appearance of the area and would not harm the setting of the listed building. Overall it is considered that the proposed development is acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM22 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 negotiations with applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00228/FULL	Exe Valley Riding Stables Bickleigh Tiverton Devon EX16 8RH	Change of use from stables (Class D2) to storage of transport, plant and plant vehicles (Class B8)	PERCON	DEL	25/04/2017

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 site shall not be brought into the use hereby permitted until details of the supplemental and new hedge planting on the northern and western boundaries shown on drawing number 2/1/MP Rev 5 have been submitted to and approved in writing by the Local Planning Authority, such details to include a planting specification showing positions and species of plants and details of future maintenance arrangements. Such approved planting scheme shall be carried out within the first planting season following the site being first brought into its use and any trees or plant which, within a period of five years from 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.
- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the application site, including any buildings on the site, shall be used for storage only and for no other purpose 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 protect the character and appearance of the countryside and the setting of Grade 1 listed Bickleigh Castle, in accordance with policy COR2 of Mid Devon Core Strategy (LP1) and DM2 and DM27 of the Local Plan 3 (Development Management Policies)
- 4 To protect the character and appearance of the countryside and the setting of Grade 1 listed Bickleigh Castle, in accordance with policy COR2 of Mid Devon Core Strategy (LP1) and DM2 and DM27 of the Local Plan 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that there are insufficient suitable sites or premises in the immediate area to meet the needs of the proposal and the development would not lead to an unacceptable impact on the local road network. The site is relatively enclosed and additional tree/hedge screening would reduce the impact on the countryside further. Restricting the business use to storage would also minimise the impact on the character and appearance of the countryside in terms of vehicle movements. The Environment Agency has no objection from a flood risk perspective. Subject to the restricted use and the additional screening, the development is not considered to cause harm to the the setting of the Grade 1 listed Bickleigh Castle or to the living conditions of neighbouring residents sufficient to warrant refusal. The development is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (LP1) DM2, DM20 and DM27 of the Local Plan 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00245/CLU	Kevin Pilgrim Limited Butts Farm Knowle Cullompton Devon	Certificate of Lawfulness for the existing use of unit for a mixed use of motor vehicle repairs and MOT preparation work, and steel fabrication services with ancillary office and yard for a period in excess of 10 years	PERMIT	DEL	28/04/2017

Conditions

- 1 From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority on the balance of probability unit has been used for a mixed use consisting of motor vehicle repairs and MOT preparation work, and steel fabrication services with ancillary office and yard for a period in excess of 10 years, with the unit, namely the building and associated yard area and access, being considered as the relevant planning unit.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00290/FULL	Keith Hoskins Marsh Lane Lords Meadow Industrial Estate Crediton Devon EX17 1ES	Erection of extension to existing workshop and cover over loading bay	PERMIT	DEL	27/04/2017

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 to existing workshop (at the rear) and to cover over the loading bay area (at the front) are both considered to be supportable in policy terms. The proposed extensions will do not detract from the level of parking provision within the site and the existing parking and turning area will be retained. Taking into account the scale, massing and overall design of the new build sections the application scheme is considered to sit comfortably with the host building, within the street scene and the wider locality. Although the extension to the front will sit in close proximity to the windows of the neighbouring property it is not considered that the presence of the building would result in a detrimental impact to the amenity of the neighbouring unit. The proposed extensions will support the ongoing operations of the business and is acceptable in accordance with policies COR2 and COR15 of the Mid Devon Core Strategy (Local Plan part 1) and DM1 and DM2 of the Local Plan part 3 (Development Management Policies).

Reasons

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

17/00303/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
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Conditions

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

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 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.

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
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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 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.

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 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.

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.

17/00320/PNCOU	Land and Buildings at NGR 303733 105268 (Chaldon Lane) Mutton Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	21/04/2017
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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
17/00326/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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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.

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.

17/00328/HOUSE	The Byre Coleford Crediton Devon EX17 5DD	Erection of garden room extension with glazed link from existing dwelling	PERMIT	DEL	27/04/2017
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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 application for the erection of garden room extension with glazed link from existing dwelling is supportable in policy terms. Whilst often the character of traditional barns can be lost by extension and alteration, in this case the design is considered to be sympathetic to the host dwelling and does not harm the character of the traditional barn or result in loss of any historic building fabric. Therefore it is considered overall that the proposed scheme would respect the character, scale, setting and design of the existing dwelling. The proposal occupies a reasonable amount of space within the main garden area, however it is not considered that the proposal would result in over development of the dwelling curtilage. By virtue of the siting of the extension there are no concerns regarding the impact on the amenity of the neighbouring properties. Overall the proposal is considered to be compliant 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.

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.

17/00329/HOUSE	10 Moorlands Tiverton Devon EX16 6UF	Erection of single storey rear extension following demolition of conservatory and conversion of garage to living space	PERMIT	DEL	27/04/2017
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Conditions

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

Reasons

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

Reasons

The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13.

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
17/00334/CLU	The Bungalow Cheriton Fitzpaine CREDITON DEVON EX17 4HF	Certificate of lawfulness for the existing use of structures as a single residential dwelling for a period in excess of 10 years	REFUSE	DEL	26/04/2017

Reasons

- 1 The Local Planning Authority (LPA) does not dispute the scope of the works that the applicant has stated were undertaken between 1997- 1998 to the unit as shown on the site plan submitted with the application. However the Local Planning Authority remains of the view that the applicant has not demonstrated that the unit, being the caravan and portacabin, has ceased being occupied as a temporary structure for full time residential occupancy and become a dwelling house.

17/00344/HOUSE	Trenavin George Hill Crediton Devon EX17 2DS	Re-grading of garden area to improve access and parking and landscaping improvements	PERCON	DEL	26/04/2017
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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 In accordance with details that shall previously have been submitted to, and approved by the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to the public highway.
- 4 Any gate(s) provided shall be hung to open inwards only and shall be set back a minimum distance of 6 metres from the edge of the adjoining carriageway, and thereafter be so retained.
- 5 In the absence of any detail in the application forms or plans, details of the material and height of the new wall forming the bell mouth of the reconfigured access outside of the proposed gates shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and 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 In the interests of highway safety, and to prevent damage to the highway, having regard to the requirements of Mid Devon Local Plan Part 3 (Development Management Policies) policy DM2 and guidance in NPPF.
- 4 : In the interests of highway safety, and to ensure the formation of a safe and satisfactory access, having regard to the requirements of Mid Devon Local Plan Part 3 (Development Management Policies) policy DM2 and guidance in NPPF.
- 5 To ensure the use of materials appropriate to the works in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works by virtue of their overall nature, scale, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the locally listed heritage asset or its surroundings. As such the proposal is considered to comply with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), and DM2, DM8, DM13, DM27 of Mid Devon Local Plan Part 3 (Development Management Policies) and Government guidance as contained in the National Planning Policy Framework (NPPF), dated March 2012. It is recommended that planning permission is granted for the reasons as set out above and to the conditions as recommended.

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.

17/00347/HOUSE	Avenel Cottage Tiverton Devon EX16 5NQ	Erection of two-storey extension	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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00350/HOUSE	Blackberry Gate Lapford Crediton Devon EX17 6LY	Erection of garage with utility room above (incorporating, w.c and washroom facilities) following demolition of existing garage building.	PERMIT	DEL	26/04/2017

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 accommodation hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as 'Blackberry Gate'), 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 and COR18 of the Mid Devon Core Strategy (Local Plan part 1).

Reasons

The application for the erection of garage with utility room above (incorporating, w.c. washroom and en-suite facilities) following demolition of existing garage is considered to be supportable in policy terms. Although the extension will sit forward of the principle elevation of the dwelling, it is a replacement of the existing garage building and the overall scale and design is considered to present as a subservient addition. The proposal would not result in overdevelopment of the dwelling curtilage. Although the building is sited close to the boundary with the neighbouring property, it is not considered that the proposed development would have a detrimental impact on the amenity of the neighbouring occupiers. Overall it is considered that the proposal is acceptable in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 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.

17/00351/HOUSE	4 Aspen Close Willand Cullompton Devon EX15 2ST	Erection of single storey extension	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.

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 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.

Reasons

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

17/00352/HOUSE	Woodreaves Cheriton Fitzpaine Crediton Devon EX17 4JH	Erection of porch canopy over front entrance and replacement porch to rear: replace first floor bathroom wall and rainwater/soil and vent pipes	PERMIT	DEL	25/04/2017
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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 alterations to the property are small scale and the design is considered to respect the character, scale, setting and design of the existing dwelling. It is not considered that there would be any harm to the character and appearance of the conservation area. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be compliant with the following policies COR2 of the Mid Devon Core Strategy, DM2 and DM13 of the 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.

17/00355/TPO	32 Manning Avenue Cullompton Devon EX15 1QE	Application to remove lateral limb on east side at 4.5m, reduce crown on north by 2-4m, east by 2-5.9m, south by 1.5-4.5m and west by 1.5-4.5m, reduce height by 2m and reshape one Oak tree protected by Tree Preservation Order 97/00013/TPO	PERMIT	DEL	28/04/2017
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Remove the lowest twin forked lateral limb arising on the east side at around 4.5m b) Crown reduce the North of the canopy by up to 2m c) Crown reduce the East of the canopy by up to 3m d) Crown reduce the South of the canopy by up to 2m e) Crown reduce the West of the canopy by up to 2m f) Reduce in height by 2m from 17m to 15m.

Reasons

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

Reasons

Pruning work for this tree is acceptable due to the conflict between the tree and property, however the range of pruning put forward was too large so required clarification.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00371/HOUSE	22 Hederman Close Silverton Exeter Devon EX5 4HW	Erection of two-storey extension	PERMIT	DEL	27/04/2017

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 two storey side extension in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR17 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13, and Government advice in the National Planning Policy Framework.

Reasons

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

17/00375/ADVERT	HSBC 29 Fore Street Tiverton Devon EX16 6NA	Advertisement Consent to display 1 externally illuminated fascia sign, 1 non-illuminated hanging sign and 5 other non-illuminated signs	PERMIT	DEL	28/04/2017
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Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- 2 The advert(s) hereby granted consent shall be removed on or before 30th April 2022 at the end of a period of 5 years from the date of this consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.
- 2 In accordance with Part 3, Paragraph 14(7) of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

In accordance with the guidance in the National Planning Policy Framework, Paragraph 67, the Council is justified in requiring a higher quality of advertisement for this location. The signs are acceptable in terms of their design and impact on the locality and so would accord with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2, DM7 and DM27. The proposal would be acceptable in terms of road safety.

17/00377/HOUSE	Corners Copplestone Crediton Devon EX17 5NS	Erection of single storey extension to rear following demolition of existing conservatory	PERMIT	DEL	27/04/2017
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Conditions

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

Reasons

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

Reasons

The application scheme for the erection of single storey extension to the rear of the property following the demolition of the existing conservatory is considered to be supportable in policy terms. The proposed scheme 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 neighbouring properties. Overall the proposal is compliant with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00378/FULL	Gunstone House Gunstone Crediton Devon EX17 5HL	Erection of garden machinery store	PERMIT	DEL	27/04/2017

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 garden machinery building hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as Gunstone House), 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 general amenities of the area in accordance with policy COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1).

Reasons

The application for the erection of a garden machinery store is considered to be supportable in policy terms. The building is sited in the orchard area to the north of the dwelling and will be in a raised position in relation to the main dwelling. However given the scale of the proposed building and the distance from the dwelling it is not considered that it would dominate the setting of the dwelling. It is considered that the proposed building would respect the character, scale and design of the existing dwelling and would not result in harm to the setting of the listed building. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. Overall it is considered that the proposal is compliant in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 and DM27 of Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00381/FULL	The Paddock Willand Cullompton Devon EX15 2RB	Variation of conditions 3 and 4 of appeal decision APP/Y1138/A/14/2216218 relating to planning application 13/00777/FULL to allow the existing caravan to be occupied by additional family members	REFUSE	DEL	27/04/2017

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 discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The site is located in Flood Zone 3b of the River Culm which is liable to dangerous levels of flooding. The proposal is described as a "highly vulnerable" use in Table 2 of the Flood Risk Vulnerability Classification within the Planning Practice Guidance supplementary to the National Planning Policy Framework and Table 3 of the same guidance states that highly vulnerable uses should not be permitted in Flood Zone 3b. The temporary personal planning permission on the site was granted at appeal on the basis that the occupant would be a single person who would be unlikely to be resident on the site all of the time. The site is not suitable for permanent occupation due to the severe flood risk associated with the site. The intensification of the existing use of the site to allow additional, elderly, family members to occupy the existing caravan on the site is considered to be wholly inappropriate in that it would result in the occupants being at risk of severe danger or fatality, the risks posed by flooding being directly proportionate to the number of occupants on the site and their ability to escape safely during flood events. The proposal is considered to be contrary to policy COR11 of the Mid Devon Core Strategy (Local Plan 1), the National Planning Policy Framework and Planning Practice Guidance.
- 2 The temporary personal planning permission on the site was granted at appeal on the basis that there was an unmet need for gypsy and traveller sites in the District and the current occupier of the site had been able to demonstrate that there was no suitable alternative accommodation available at that time. No justification has been provided to support the application for additional family members to occupy the site in respect of their residential status. The proposal is considered to be contrary to policies AL/DE/7 of the Allocations and Infrastructure DPD, the National Planning Policy Framework and National planning policy for traveller sites.

17/00383/LBC	Land and Buildings at NGR 313421 112299 (Oxenpark Farm) Castle Hill Hemyock Devon	Listed Building Consent for the reinforcement of midspan plates in timber roof structure, repairs to bases of timber arcade posts, replacement of wooden floorboards and timber lintel with concrete unit in the Milking Parlour	PERCON	DEL	26/04/2017
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 Prior to any further works being carried out to the base of any timber arcade post details of the proposed scarfing including a drawing to show the proposed joint shall be submitted to and approved by the Local Planning Authority

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure appropriate repairs are carried out in line with good conservation practice in accordance with Policy DM27.

Reasons

The completed and proposed works are considered to be generally sympathetic to the character and appearance of the building having minimal harmful impact on the building's technical, aesthetic or architectural significance. The works carried out and proposed continue to preserve the listed building which is in the public interest. The works as completed and proposed are considered to be acceptable with the minimal harm offset by the public benefit of keeping a redundant agricultural building in good repair thereby securing its long term retention and in its near original form. Therefore, the proposal is in accordance with Policy DM27 of the Local Plan and paragraphs 132 and 134 of the National Planning Policy Framework.

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
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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.

17/00392/CLU	Brambley Hedge Culmstock Cullompton Devon EX15 3HS	Certificate of lawfulness for the existing use of a dwelling in breach of agricultural occupancy condition (5) of planning permission 94/00372/FULL for a period in excess of 10 years	PERMIT	DEL	27/04/2017
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Conditions

- 1 Sufficient evidence has been submitted as part of this application to suggest that the occupancy restrictive condition namely condition 5 of 4/22/94/0372 has not been complied with for the very least for a period in excess of 10 continuous years prior to 3 March 2017 (date of application) and that this use was not intervened and as such is therefore lawful under Section 171b(3) of the Town and Country Planning Act 1990. In the absence of any evidence to the contrary and given the information provided by the applicant it has to be accepted that on the balance of probability the building has been occupied in breach of the occupancy condition and a certificate must be issued.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00399/HOUSE	Charterhouse Washfield Tiverton Devon EX16 9RF	Erection of an outbuilding for storage and workshop use	PERMIT	DEL	26/04/2017

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 outbuilding by virtue of its overall scale, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the host dwelling or its surroundings. As such the proposal is considered to comply with policies COR1 and COR18 of the Core Strategy 2026 and Policies DM1, DM2 and 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.

17/00404/HOUSE	19 Lime Tree Mead Tiverton Devon EX16 4PX	Erection of an extension to provide garage, store and en-suite	PERMIT	DEL	26/04/2017
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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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13.

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.

17/00409/HOUSE	16 Linhay Park Sandford Crediton Devon EX17 4LL	Erection of two storey side extension following demolition of porch	PERMIT	DEL	27/04/2017
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Conditions

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

Reasons

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

Reasons

The application for the erection of two storey side extension following demolition of porch is considered to be supportable in policy terms, and the design is considered to be in keeping with the existing dwelling. The extension will present as a prominent feature at the entrance to the residential estate, however it is reflective of the extension that was approved at the other end of the terrace and it is not considered that it will cause unacceptable harm to the dwelling or the adjacent conservation area. The proposal would not result in overdevelopment of the dwelling curtilage and it is not considered that there would be any significant adverse impacts on the amenity of nearby properties arising from the scheme. Overall the proposal is acceptable in accordance with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 and 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00410/PNCOU	Land and Buildings at NGR 290588 119274 (Wheatlands Farm) Stoodleigh Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PNP	DEL	27/04/2017

Reasons

- 1 At the time of the application the Local Planning Authority considers that the building was not in agricultural use as it was being used for an equestrian use, namely stabling horses. The building is therefore not a qualifying building under the act, as Class Q relates to a change of use 'from a use as an agricultural building' which the building is not. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 are not applicable to this site. Planning permission is required for the proposed development.
- 2 The Local Planning Authority considers is of the view that the extent of works necessary to convert part of the building would be considered to be so extensive and significant that the works are considered to be a fresh build and therefore could not be reasonably classed as a conversion under by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. In addition, insufficient information has been provided to demonstrate that the building can change use without the addition of new structural elements. Therefore the proposal is not considered to permitted development under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 In the opinion of the Local Planning Authority, the proposed change from agricultural use to a dwelling would be undesirable and impractical due to its siting in very close proximity to the remainder of the building that has a lawful use as an agricultural building. The dwelling would have unsatisfactory living conditions for the prospective residents in terms of noise and general disturbances from vehicle movements.

17/00464/LBC	25 Fore Street Silverton Exeter Devon EX5 4HZ	Listed Building Consent to replace 2 windows to garden room and French doors to dwelling	PERMIT	DEL	25/04/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of one year 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 reduce the harm caused to the listed building by previous unauthorised works. 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00530/NMA	Glebe View Church Lane Cheriton Bishop Exeter EX6 6HY	16/01490/HOUSE Erection of a single storey extension. Non Material Amendment to allow the removal of 1 rooflight and alterations to size of 1 window on North elevation	PERMIT	DEL	27/04/2017

Reasons

The proposed alterations to the approved scheme including alterations to the size of a window to the proposed north elevation and a single roof light do not have a material impact on the character or appearance of the previously approved scheme and would not result in harm to the street scene or any neighbouring occupiers.

Reasons

1. Alterations to the north elevation; removing the proposed roof light and increasing the size of the existing window opening.
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