

# Decision Register

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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.

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17/00263/FULL	Land at Nomansland Farm Shobrooke Park Crediton Devon EX17 1DH	Erection of an agricultural building	PERMIT	DEL	03/05/2017
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## Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No external lighting shall be installed on the building without the prior written consent of the Local Planning Authority.
- 4 The existing tree located towards the south west corner of the proposed building shall be retained. No operations shall commence on site in connection with the development hereby approved until protective fencing is installed around the extremity of the canopy spread of that tree. Such protective fencing shall be retained intact for the full duration of the building works hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

## Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the rural environment from unnecessary light pollution in accordance with policy DM22 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure the continued wellbeing of the tree in the interests of the amenity and environmental quality of the locality in accordance with Policy DM2.

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**Reasons**

The proposed development is considered to be necessary for agricultural purposes and it would not significantly harm the character and/or appearance of the landscape or the visual amenities of the locality. The building will house livestock (as per the existing buildings on site) but it is not considered that the living conditions of the occupants of a nearby property would not be harmed given the separation distance between the site and the nearest non connected property. The design is purely functional and has an agricultural appearance. The proposal accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy and Policies DM1, DM2, and DM22 of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies) and government policy as contained 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.

<b>17/00288/MFUL</b>	Land and Buildings at NGR 305474 109752 (Home Farm) Bradfield Willand Devon	Erection of replacement storage and livestock sheds (1,626 sq. m)	PERCON	DEL	04/05/2017
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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 commencement of the development hereby permitted, design details of the proposed rainwater harvesting tank size shall be submitted to, and approved in writing by the Local Planning Authority. The rainwater harvesting tank shall be installed in accordance with these details prior to the building first being brought into use and shall thereafter be 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 appropriate design of the proposed rainwater harvesting system and to ensure that there is sufficient capacity to dispose of surface water discharged as a result of the replacement barns in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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**Reasons**

The proposed erection of replacement storage and livestock sheds is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting farming activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure which is inkeeping with existing sheds on the site and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. Appropriate surface water drainage is proposed. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM2 and DM22 of the Mid Devon 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.

17/00355/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.

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**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.

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**

- 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.

**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.

17/00384/TPO	37 Beech Close Willand Cullompton Devon EX15 2SD	Application to prune lowest branches over driveway of 1 Silver Birch tree protected by Tree Preservation Order 03/00005/TPO	PERMIT	DEL	02/05/2017
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**Conditions**

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 The works hereby permitted shall consist solely of the following: a) Natural target prune the lowest branch over the driveway, prune the entire branch back to the stem

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**Reasons**

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

**Reasons**

The proposed pruning work is acceptable and will not affect the amenity value of the tree and have minimal impact on the health of the tree.

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<b>17/00385/LBC</b>	Abbotsham Farm Wembworthy Chulmleigh Devon EX18 7SJ	Listed Building Consent for installation of new staircase	PERCON	DEL	03/05/2017
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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 (other than where varied by condition 3 of this permission) listed in the schedule on the decision notice.
- 3 Prior to their use on site joinery details of the staircase shall be submitted to and approved in writing by the Local Planning Authority. Only the works thereby approved shall be used.

**Reasons**

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of appropriate materials in order to safeguard character and appearance of the listed building in accordance with Local Plan Part 3 (Development Management Policies) DM27 and National Planning Policy Framework.

**Reasons**

The proposed works are considered to be supportable in policy terms as the works are not considered to harm the character, appearance and setting of the listed building. The proposal would not result in the loss of historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) policy DM27 and Government advice in the National Planning Policy Framework.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00408/HOUSE	Westbrook Morchard Bishop Crediton Devon EX17 6NW	Conversion of garage to additional ancillary accommodation and erection of detached garage	PERMIT	DEL	03/05/2017

#### 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 'Westbrook'), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

#### Reasons

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

#### Reasons

The application for the conversion of existing garage to additional ancillary accommodation and erection of a new detached garage building is considered to be supportable in policy terms. Although the design of the new garage building has a slightly top heavy appearance, the overall scale is considered to be subservient to the main dwelling and it is not considered that the proposal would cause harm to the character or appearance of the main dwelling or the wider street scene. The proposal would not result in overdevelopment of the dwelling curtilage or any significant adverse impacts on the amenity of neighbouring occupiers. Overall the proposal is considered to be acceptable in accordance with policy 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.

17/00420/HOUSE	Little Owl Barn Blackborough Cullompton Devon EX15 2HT	Erection of an extension	PERMIT	DEL	04/05/2017
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#### Conditions

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

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**Reasons**

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

**Reasons**

The proposed porch extensions to both the front and rear of the property and the dormer windows are considered to be policy supportable. The design of the proposed extension is inkeeping with the scale and design of the existing property and it is not considered that the extension will cause any adverse impacts on occupants of neighbouring properties in terms of loss of privacy, loss of light or an overbearing impact. The proposals are small in scale and are not considered to affect the special qualities of the AONB landscape. The development might be visible from outside of the site but views would be in association with the existing property. As such the proposal is considered to comply with policies COR18 of the LP1, DM2, DM13 and DM29 of the LP3 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 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.

<b>17/00427/HOUSE</b>	Daleside Kentisbeare Cullompton Devon EX15 2EU	Erection of two-storey extension and detached garage	PERMIT	DEL	04/05/2017
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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 a two storey side extension and detached double garage is considered to be acceptable. The proposal would not result in over development of the curtilage given the reasonably large curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extensions are not considered to detract from the character and appearance of the existing dwelling or its setting within the Blackdown Hills Area of Outstanding Natural Beauty. The proposal is therefore considered to comply with the following policies; COR18 of the Mid Devon Core Strategy, DM2, DM13 and DM29 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

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**Reasons**

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

<b>17/00428/HOUSE</b>	Hunters Lodge West Town Road Newton St Cyres Exeter Devon EX5 5BS	Erection of extensions and other alterations following demolition of existing extensions	PERMIT	DEL	04/05/2017
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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 their installation, working details of the new external doors and windows, including sections, mouldings and profiles, finishes and glazing, and treatment of window headers, cills and bargeboards shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of these elements shall be in accordance with these approved details, and be so retained.
- 4 Prior to their use on site, details of the roofing material to be used on the lean to extension, shall be submitted to and approved in writing by the Local Planning Authority. Such approved material shall be so used and retained.
- 5 The proposed roof lights hereby approved shall be conservation style, flush fitting only.

**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 development in order to safeguard the character and appearance of the conservation area in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).
- 5 To ensure the use of detailing appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).



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#### Reasons

The application for the erection of extensions and other alterations following demolition of existing extensions is considered to be supportable in policy terms. The proposal includes substantial alterations to the existing property, including raising the roof and extensions to the side. Notwithstanding this, the resulting design is considered to be an improvement upon the appearance of the existing dwelling. The proposed design reflects the design and proportions of other vernacular buildings in the village and is not considered to harm the character and appearance of the conservation area. It is not considered that the proposals would result in over development of the dwelling curtilage or have any significant adverse impacts on the amenity of neighbouring properties. Overall it is considered that the proposed alterations and extensions are acceptable in accordance with the following policies: COR2 of the Mid Devon Core Strategy, DM1, DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

#### Reasons

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

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17/00433/HOUSE	Rosemont Chawleigh Chulmleigh Devon EX18 7HG	Erection of first floor extension to rear	PERMIT	DEL	04/05/2017
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#### Conditions

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

#### Reasons

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

#### Reasons

The application for the erection of a first floor extension is considered to be supportable in policy terms. The design is considered to respect the character, scale, setting and design of the existing dwelling. The design would not harm the character and/or appearance of this part of the Chawleigh Conservation Area. The proposal would not result in over development of the dwelling curtilage. It is not considered that the proposal would cause any significant adverse impact to the amenity of any neighbouring properties. Overall the proposal is considered to be compliant with the following policies COR2 of the Mid Devon Core Strategy, DM2, DM13 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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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00446/HOUSE	Billhole Farm Black Dog Crediton Devon EX17 4QH	Erection of single storey extension	PERMIT	DEL	03/05/2017

#### 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 single storey extension is considered to be supportable in policy terms and follows closely the terms of an approved but not implemented scheme under LPA ref: 15/01683/FULL. 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 any neighbouring properties. The proposal is considered to be compliant with the following 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 the following 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.

17/00449/HOUSE	Bollhayes Park Farm Clayhidon Cullompton Devon EX15 3PN	Erection of garden room and associated landscaping	PERMIT	DEL	02/05/2017
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#### Conditions

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

#### Reasons

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

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**Reasons**

The application for the erection of a single storey extension, landscaping works at Bollhayes Park Farm 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 within the Blackdown Hills Area of Outstanding Natural Beauty. 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, DM13 and DM29 and the National Planning Policy Framework.

**Reasons**

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

<b>17/00451/HOUSE</b>	58 The Walronds Tiverton Devon EX16 5EE	Erection of first floor extension to rear	PERMIT	DEL	03/05/2017
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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 first floor window in the south western elevation shall be non-opening, glazed with translucent glass, and be so retained.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no new windows shall be inserted in the north east elevation of the extension 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 safeguard the privacy of the occupiers of No.56 The Walronds in accordance with policy DM13 of the Local Plan Part 3: (Development Management Policies).
- 4 To safeguard the residential amenity of neighbouring residents in accordance with Local Plan Part 3: (Development Management Policies) DM2 and DM13.

**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 of Mid Devon Local Plan Part 3 (Development Management Policies).

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**Reasons**

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

17/00455/TPO	26 Plum Way Willand Cullompton Devon EX15 2QR	Application to cut back 4 limbs to boundary fence from 2 Ash trees protected by Tree Preservation Order 97/00008/TPO	PERMIT	DEL	04/05/2017
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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) Prune back Ash trees to the rear of the applicant property to the fence. b) etc.

**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**

Due to the poor form and low amenity value of the trees MDDC Tree Officer has no objection to the pruning of the trees.

17/00465/HOUSE	Highfields Clayhidon Cullompton Devon EX15 3TS	Erection of replacement sunroom and porch	PERMIT	DEL	03/05/2017
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**Conditions**

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

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**Reasons**

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

**Reasons**

The proposed replacement sunroom and porch is considered to be policy supportable. The design of the proposed development is inkeeping with the scale and design of the existing property and it is not considered that the extension will cause any adverse impacts on occupants of neighbouring properties in terms of loss of privacy, loss of light or an overbearing impact. The proposals are small in scale and are not considered to affect the special qualities of the AONB landscape. The development might be visible from outside of the site but views would be in association with the existing property. As such the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM2, DM13 of the Local Plan 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 the 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.

<b>17/00606/PNAG</b>	Land at NGR 287470 106019 (Landbote Farm) Cheriton Fitzpaine Devon	Prior notification for the erection of extension to an agricultural storage building	PDA	DEL	03/05/2017
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**Conditions**

- 1 The proposed extension to the existing agricultural building is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

<b>17/00638/NMA</b>	Knights Hayes Park Bolham Devon	Erection of boilerhouse and associated woodchip and composting stores - Non material amendment for 16/01829/FULL to create a bund to rear and side of building and reinstate deer fence	PERMIT	DEL	04/05/2017
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**Reasons**

The creation of the bund/hedge bank is considered to be a reasonable method of screening the new biomass facility whilst reflecting the existing appearance of the car park area. No harm is caused to the setting of the listed building or its curtilage structures. The change is therefore considered to be in compliance with both local and national policies.

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

Creation of continuous Devon hedge bank style bund to the rear (east) and side (north) elevations of the new biomass boiler building, to provide screening from public car park. Also, reinstatement of deer fence behind the bund on level ground to fully enclose site.

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