

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01362/FULL	Land and Buildings at NGR 279371 101700 (Spencecombe) Crediton Devon	Conversion of 5 redundant agricultural buildings to 5 dwellings	PERCON	COMM	08/05/2017

## 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 No development shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include:
  - (a) Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the buildings;
  - (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface
  - (c) Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works.
- 4 The mitigation works and measures as proposed in the Ecological Appraisal Report (Bats and Birds) dated August 2015 and prepared by Devon Wildlife Consultants shall be implemented, completed and retained in accordance with the requirements of that report.
- 5 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the building, rainwater goods, sections moulding and profiles of all openings, and the hard surfacing of the courtyard/parking area shall have been submitted to and approved in writing by the Local Planning Authority.
- 6 No boundary treatment shall be installed until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 7 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E and F of Part 1, or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil of liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 8 All telephone, electricity and mains gas services to the building shall be placed underground.
- 9 Before the development hereby permitted is first brought into use, the parking and turning areas shall be provided and surfaced to avoid surface water discharge off the site area. Following their provision these details shall be so retained.
- 10 No development to which this permission relates shall commence until an appropriate programme of (i) archaeological monitoring and recording of all groundworks and (ii) historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 11 The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.00 metres back from its junction with the public highway.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
12		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 onto any County Highway.			
13		The existing central access to the application site shall be effectively and permanently closed in accordance with details which shall previously have been submitted to and approved by the Local Planning Authority prior to the occupation of the new dwellings.			

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the character of the building is retained and to protect the building during conversion works in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the protection of any ecological interests at the site in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the character of the building is retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 7 To ensure the character of the building is retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 8 In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan Part 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2, DM13, DM14, DM27, DM29 and DM30.
- 9 To ensure a suitable access is in place in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 10 To ensure, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in Paragraph 5.3 of the Mid Devon Local Plan Part 3: (Development Management Policies) Policy DM27 (2013) that an appropriate record is made of the heritage assets that are affected by the development.
- 11 To prevent the use of a substandard access and to minimise the number of accesses onto the public highway.
- 12 In the interest of public safety and to prevent damage to the highway.
- 13 To prevent the use of a substandard access and to minimise the number of accesses onto the public highway.

#### Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of all the buildings into a dwelling is considered acceptable in principle. It was felt by members of the Planning Committee that the application made appropriate use of buildings not suitable for modern agricultural needs and that the proposals secured their future. It provided new residential accommodation. Five units were considered to be acceptable and that the scheme did not detract from the setting of the listing building and the parking provision was also felt to be acceptable. 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 Policies AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2). Overall it was considered by the Planning Authority that the proposal is supportable and in accordance with the following Policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Allocations and Infrastructure Development Plan Document (Local Plan Part 2) AL/IN/3 and AL/CRE/8, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8, DM11, DM14 and DM27 and government advice in the National Planning Policy Framework.

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

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

17/00122/HOUSE	2 Whites Cottages Fore Street Morchard Bishop Crediton Devon EX17 6PB	Installation of dormer window to rear and provision of off-street parking to front	REFUSE	DEL	10/05/2017
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**Reasons**

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

**Reasons**

- 1 The proposed rear dormer style roof extension, by virtue of its scale and design, will have a significant negative impact on the character and appearance of the grade II listed cottage and the contribution that it makes towards the character and appearance of the Morchard Bishop conservation area. It is considered that the proposal would result in 'less than substantial harm' within the meaning of Paragraph 134 of the National Planning Policy Framework and Policy DM27 of the Local Plan Part 3 (Development Management Policies), however it is not considered that there is any significant public benefit arising from the proposal that would outweigh the harm to the listed building as a result of the proposed works. On this basis it is considered that the proposal is contrary to Policies DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework (notably paragraph 134).

17/00162/CLU	The Annexe Cordwents Cottage 3 Lower Town Halberton Devon EX16 7AU	Certificate of lawfulness for the existing use of annexe as a separate dwelling in breach of condition (2) of planning permission 09/01619/FULL for a period in excess of 4 years	PERMIT	DEL	09/05/2017
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**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 the annexe to the rear of Cordwents Cottage, 3 Lower Town, Halberton has been used as a separate dwelling in breach of condition (2) of planning permission 09/01619/FULL for a period in excess of 4 years, with the unit of occupation, namely the building and associated garden area and access, being considered as the relevant planning unit.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00238/PNCOU	Land at NGR 303559 119026 (Kidaman Park) Hockworthy Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	10/05/2017

#### Reasons

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

17/00340/FULL	Road Farm Bow Crediton Devon EX17 5DN	Conversion of a barn to form a dwelling and demolition of adjoining timber building	PERCON	DEL	09/05/2017
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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 (other than where varied by other conditions of this permission) listed in the schedule on the decision notice.
- 3 No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 No development shall begin until a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. Accompanying drawings shall also show the methods, techniques and materials to be used for any proposed repairs to the structure. The agreed schedule shall be strictly adhered to during the conversion works. In the event of any structural collapse no reconstruction work shall take place without prior approval in writing of the Local Planning Authority supported by appropriate structural details.
- 5 No development shall begin until full details of the proposed internal insulation works including drawings of the proposed materials and fixings have been submitted to and approved by the Local Planning Authority. The agreed details shall be strictly adhered to during the conversion works unless otherwise agreed in advance in writing with the Local Planning Authority.
- 6 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the buildings and patio/courtyard areas have been submitted to and approved in writing by the Local Planning Authority.
- 7 Prior to their use on site, ( in the event that it becomes necessary as part of repair work) a sample panel of between 1 and 2 square metres in size of the proposed stone, brickwork, lime render and limewash (indicating colour, texture, pointing, mortar and coursing), to be used for the walls of the buildings hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel. The brickwork shall be in Flemish bond. Such approved materials and details shall be so used and retained.
- 8 Prior to their use on site, the working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. The rooflights hereby permitted shall be flush fitting. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 9 All telephone, electricity and mains gas services to the building shall be placed underground. Metre boxes shall not be placed on any external facing walls.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels, and incorporating a cross section of the proposed Devon banks shown on drawing number 02A. The scheme shall also include details to scale of all new fencing. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
11		All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted 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 five 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.			
12		The mitigation works as proposed in the Mitigation Method Statement/survey prepared by Western Ecology, 21 Lyndon Court, Pillmere, Saltash PL12 6XX (July to September 2016) shall be implemented and completed fully in accordance with the requirements of the report. No works relating to the creation of the new dwelling hereby approved shall be commenced onsite unless and until the appropriate requirements have been fulfilled to the satisfaction of the Local Planning Authority.			
13		Prior to the first occupation of the dwelling hereby approved the pole barn attached to the barn shall be demolished in its entirety, other than the part to be retained as shown on the approved plans, to the satisfaction of the Local Planning Authority.			
14		Prior to the first occupation of the dwelling hereby approved detailed drawings shall be submitted to and approved by the Local Planning Authority to show the design and construction of the north wall of the retained garage/ store building on the south side to the pole barn referred to in Condition 13. The works shown in these approved drawings shall be implemented in accordance with the plans before the first occupation of the dwelling.			
15		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 works relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil or liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			

## 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, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in Paragraph 5.3 of the Mid Devon Local Plan Part 3: (Development Management Policies) Policy DM27, that an appropriate record is made of the historic building fabric that may be affected by the development.
- 4 To ensure, in accordance with the National Planning Policy Framework (2012) the Mid Devon Local Plan Part 3: (Development Management Policies) Policy DM27, that the impact of the works are properly assessed in that eventuality.
- 5 To ensure, in accordance with the National Planning Policy Framework (2012) the Mid Devon Local Plan Part 3: (Development Management Policies) Policies DM27 and DM11, that the impact of the works are properly assessed in that eventuality.
- 6 To ensure the use of stone, mortar, coursing and pointing appropriate to the works in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11, and DM27.
- 7 To ensure the use of stone, mortar, coursing and pointing appropriate to the works in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11, and DM27.
- 8 To ensure the use of materials and detailing appropriate to the development/works, in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		In order to safeguard the visual amenity of the area and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM11 and DM27.			
10		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3: (Development Management Policies).			
11		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).			
12		To ensure the proposed development retains the known nature conservation interest in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).			
13		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policies DM2, DM11 and DM27 of Local Plan Part 3: (Development Management Policies).			
14		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policies DM2, DM11 and DM27 of Local Plan Part 3: (Development Management Policies).			
15		To safeguard the visual amenities and character and appearance of the setting and area in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).			

### Reasons

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 (Development Management Policies) reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore in policy terms the conversion of the barn is considered acceptable. It has been demonstrated that the building can be converted as proposed (one dwelling) without significant rebuilding, alteration and extension and therefore a significant amount of the original building fabric can be retained. The works as proposed are considered to respect the character of the building on the site and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed transport arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area. The applicant has made appropriate provisions to satisfactorily mitigate against the need to provide new open space off site (and/or maintenance of existing). Finally the part retained garage/storage building on the south side of the barn is considered acceptable in terms of its design and setting. On this basis the application proposal is considered to be compliant with Policies DM1, DM2, DM8, DM11, DM14, and DM27 of the Local Plan Part 3 (Development Management Policies), Policies COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies AL/IN/3 and AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and policy guidance in the National Planning Policy Framework.

### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
17/00341/LBC	Road Farm Bow Crediton Devon EX17 5DN	Listed Building Consent for the conversion of a barn to form a dwelling and demolition of adjoining timber building	PERMIT	DEL	09/05/2017

#### Conditions

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

#### Reasons

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

#### Reasons

The proposed works are considered to be supportable in policy terms as the works are not considered to significantly harm the character, appearance and setting of the listed building. The proposal would result in the loss of some minor historic building fabric; however this is justifiable to achieve the proposed works to the barn that will ensure that the building is retained intact. The harm to the building is acceptable when balanced against the public benefits accruing from the conversion and future preservation of the buildings. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM11 and DM27 and Government advice in the National Planning Policy Framework.

17/00363/FULL	Playing Field Station Road Bow Devon	Erection of a 10m lighting column with a pair of 150 Watt LED floodlights to provide emergency lighting for Devon Air Ambulance	PERMIT	DEL	10/05/2017
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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 10m lighting column with a pair of 150 Watt LED floodlights to provide emergency lighting for Devon Air Ambulance is considered to be supportable in policy terms. Having regard to all material considerations, the benefits of the scheme outweigh any limited harm arising as a result of the provision of the floodlight and its impact upon neighbouring residential properties. The provision of the lighting column will help facilitate the operation of the Devon Air Ambulance during night time hours, which will significantly improve the speed at which patients can be transferred to hospital from rural locations. The application is considered to accord with the provisions of Policy COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM7 of Mid Devon Local Plan Part 3 (Development Management Policies) and the presumption in favour of sustainable development set out 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.

17/00403/FULL	Land at NGR 272220 103889 Waie Inn Zeal Monachorum Devon	Erection of a multi-purpose sports building	PERCON	DEL	09/05/2017
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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 development shall begin until details of the materials to be used for all the external surfaces of the building, retaining walls and the pedestrian path and car parking area have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 Before the development hereby permitted is first brought into use, the parking and turning areas and cycle stands indicated on the approved plans shall be surfaced and marked out in accordance with their provision, these facilities shall be so retained.
- 5 No Development Shall Take Place Before a scheme for the protection of the existing trees and hedgerows (other than those the removal of which has been granted express permission in writing by the Local Planning Authority) approved in writing by the Local Planning Authority. Such a scheme will comply with the provisions of BS5837 and BS 3998. The development shall be undertaken in accordance with the approved details, that is:
  - a) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or section of hedgerow, or any tree or section of hedgerow on land adjacent to the site;
  - b) details of fencing for the protection of any retained tree to be put in place before any equipment, machinery or materials are brought on the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
- 6 No Development Shall Take Place Before details of the proposed finished floor levels; ridge and eaves heights of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels. The development shall be carried out in accordance with the details so approved.
- 7 No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours and proposed hours of operation, have been first submitted to, and approved in writing by, the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.



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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 use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM24 and DM25.
- 4 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site.
- 5 To ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired. To comply with policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 6 To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties. To comply with policy DM2 of the Local Plan Part 3: (Development Management Policies).
- 7 To satisfactorily protect the character and appearance of the area, the residential amenities of nearby occupiers and wildlife. To comply with DM7 of the Local Plan Part 3: (Development Management Policies) and COR18.

**Reasons**

The erection of a multi-purpose sports building as part of the Waie Inn Leisure complex is considered supportable in policy terms. Given the overall scale, design and location of this ancillary building it is not considered that it would harm the rural character and appearance of the area, result in detriment to the general amenities of the area and/or result in traffic levels which would result in highway safety concerns. As such the proposal is considered to comply with policies COR1, COR9 and COR18 of the Core Strategy 2026 and Policies DM1, DM2, DM24 and DM25 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.

<b>17/00422/FULL</b>	Waterbridge Golf Course Down St Mary Crediton Devon EX17 5LG	Erection of conservatory/function room and siting of 1 additional static caravan for use as holiday let	PERMIT	DEL	12/05/2017
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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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- 3 (i) The holiday accommodation unit shall be occupied for holiday purposes associated with and for the use of patrons utilising the facilities at the Waterbridge Golf Club Complex. (ii) The holiday accommodation units shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation units on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of ensuring that the accommodation hereby granted is available for tourists attracted to the site and is not occupied as permanent residential accommodation that would be contrary to adopted policy in this rural location.

**Reasons**

The application proposal to include an extension to the existing club house building and for the provision of 1 static mobile caravan unit to be used as holiday accommodation associated with the activities at the complex at Waterbridge golf club is considered supportable in general policy terms. The size, scale and design of the extension to the existing building is considered acceptable. The static caravan is to be located adjacent to the existing units on the site. The level of car parking on the site is considered to be reasonable to serve the development as the complex is to be extended. There is no other nearby properties which will be impacted by the proposal. On this basis the application scheme is considered to comply with policies COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM8 and DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies) and guidance under 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>17/00441/HOUSE</b>	3 Melbourne Cottages Melbourne Street Tiverton Devon EX16 5LE	Erection of extension/conservatory	PERMIT	DEL	09/05/2017
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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 proposed conservatory extension in terms of its scale, design and position is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling and the conservation area within which the dwelling is located. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR11, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM13, DM27 and Government advice in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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>17/00443/ADVERT</b>	A377 - South of Newbridge Cross Langford Road Langford Newton St Cyres Devon	Advertisement Consent to display 1 non-illuminated fascia sign	PERMIT	DEL	11/05/2017
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**Conditions**

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

**Reasons**

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

**Reasons**

Subject to the imposed condition, the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality within the site lies. The proposal is in accordance with Government guidance in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00444/FULL	Building at NGR 277983 95085 (Medland Manor Cottage) Cheriton Bishop Devon	Change of use of and conversion of ancillary storage building to residential dwelling	REFUSE	DEL	12/05/2017

#### 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 the discussions with applicants' agent 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.

#### Reasons

- 1 The site is located in the countryside where policies, in particular COR18 of the Mid Devon Core Strategy (Local Plan part 1) and paragraph 55 of the National Planning Policy Framework seek to avoid new dwellings in the countryside unless there are special circumstances. The residential use of the application site was replaced by 'The Garden House' and therefore the conversion of this building would result in a cumulative increase in the number of dwellings in the countryside contrary to local and national policy. Furthermore given the remote location of the site the application proposal is not considered to be a sustainable location to accommodate new housing. Finally it is not considered that the application provides any special circumstances that would override the national and local policy objection to the provision of further new dwellings in the countryside. On this basis the proposal is considered to be contrary to policies COR18 of the Mid Devon Core Strategy (Local Plan part 1), policy DM1 and DM11 of the Mid Devon Local Plan part 3 (Development Management Policies) and guidance in the National Planning Policy Framework (notably paragraph 14 and 55).
- 2 The application proposals do not include a contribution to the provision of open space. The development is therefore contrary to policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document: The provision and funding of open space through development (May 2008)

17/00457/HOUSE	34 Broomhill Tiverton Devon EX16 5AR	Erection of single storey side extension and provision of hardstanding for the parking of vehicles	PERMIT	DEL	09/05/2017
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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.

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

The proposed single storey side extension and rear parking space in terms of their scale, design and position are not considered to dominate the host dwelling and are considered to be supportable in policy terms. The proposal 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, COR13 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 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>17/00459/TELCOM</b>	Cheriton Fitzpaine AFC Sports & Social Club Cheriton Fitzpaine Devon	Prior notification for the erection of a 17.5m climbable monopole to support 3 telecommunications antennae, and installation of 2 dishes and 4 ground-based equipment cabinets	PERMIT	DEL	10/05/2017
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**Reasons**

The proposed development is considered to be compliant with Part 16 of the Town and Country Planning (General Permitted Development) ((England) Order 2015 (as amended). Prior approval is not required.

<b>17/00472/CLP</b>	The Bull Pen Wembworthy Chulmleigh Devon EX18 7QP	Certificate of Lawfulness for proposed alterations to rear elevation	PERMIT	DEL	10/05/2017
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**Conditions**

- 1 The alterations to the property are considered to fall within the alterations allowable by the provisions of Class A of Part 1, Schedule 2 of the Town and Country planning (General Permitted Development)(England) Order 2015 and the certificate should be issued.

<b>17/00474/OUT</b>	Holes Cottage Bary Close Cheriton Fitzpaine Crediton Devon EX17 4JH	Outline for the erection of a dwelling and garage	REFUSE	DEL	09/05/2017
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**Reasons**

The site is within the defined settlement limit of Cheriton Fitzpaine and sits as part of the rear garden/orchard area to serve Holes Cottage, and the LPA have already permitted for new development on the site. The benefits of the creation of 1 further open market dwellings is not overcome by the potential for significant harm to the living conditions of nearby dwellings and to the character and appearance of the Conservation Area. On this basis the proposal is therefore not in accordance with policies COR2 of the Mid Devon Core Strategy 2007, together with policies DM2 DM14, and DM27.

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.

**Reasons**

- 1 In the view of the Local Planning Authority, given the terms of the application submission there is insufficient evidence to confirm the scope of the design of the proposed dwelling. Furthermore the LPA has already approved a scale of development which it considers appropriate for the land at the rear of Holes Cottage and directly adjacent to the village Conservation Area, and the cumulative impact of a further dwelling in this area would upset the balance and result in an intensive form of development that would result in harm to the setting of the Cheriton Fitzpane Conservation Area. On this basis the application scheme is considered to be contrary to policy COR2 of Mid Devon Core Strategy 2007 and policy DM27 of Local Plan Part 3 (Development Management Policies) and NPPF paragraphs 132 and 134 and contrary to the Planning Authority's statutory duties in the Planning (Listed Buildings and Conservation Areas Act 1990) to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.
- 2 In the view of the Local Planning Authority taking into account the application proposal and the scope of the application submission, it is considered that the proposal would adversely affect the amenities and living conditions of the occupiers of the properties immediately adjacent on the northern boundary to the site (in particular No 2 Bary Close), by virtue of loss of natural daylight and sun light, creation of an oppressive outlook and increase in activity directly adjacent to the site boundary contrary to Policy DM2 and DM14 of Local Plan Part 3 (Development Management Policies).
- 3 The application proposals do not include a contribution towards the provision of open space. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan (Local Plan Part 2), and Supplementary Planning Document: The provision and Funding of Open Space Through Development (May 2008).

<b>17/00476/HOUSE</b>	Sycamores South Molton Road Bampton Tiverton Devon EX16 9LE	Erection of extensions to include raising of roof height and erection of replacement garage and store	PERMIT	DEL	09/05/2017
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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.

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

The proposed extensions and replacement shed/garage in terms of their scale, design and position are considered to be supportable in policy terms. On balance the proposal is considered to adequately 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, COR18 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 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>17/00480/CLP</b>	Skyline Lapford Crediton Devon EX17 6PZ	Certificate of Lawfulness for the proposed replacement of rotten cladding and old timbers with PVC cladding	PERMIT	DEL	11/05/2017
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**Conditions**

- 1 In this case, it is not considered that the replacement of the cladding with uPVC is considered to have a material impact on the external appearance of the property and therefore is not considered to be development as set out by section 55 of the Town and Country Planning Act (1990). The certificate of lawfulness should be issued.

<b>17/00529/LBC</b>	Mid Devon District Council Offices Market Street Crediton Devon EX17 2BN	Listed Building Consent for the installation of a public access defibrillator	PERMIT	DEL	10/05/2017
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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 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 proposal is required to provide a point of public access for the apparatus on a public building for the benefit of the community. The impact will be minor to the setting of the listed building. The proposal is considered to be acceptable and in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00531/LBC	Crediton Youth Centre East Street Crediton Devon EX17 3AX	Listed Building Consent to replace 4 windows to the south elevation	PERMIT	DEL	11/05/2017

#### Conditions

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

#### Reasons

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

#### Reasons

The proposed replacement of existing windows to replace some fixed lights with openable windows so that the office space can be ventilated appropriately is of public benefit having regard to the use of the building and this outweighs the harm involved in the loss of the existing metal frames to be replaced with more modern window frames. The proposal is considered to be acceptable in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

17/00558/FULL	Land and Buildings at NGR 303161 108402 Venn Farm Cullompton Devon	Variation of condition (7) of variation of condition planning approval 16/01948/FULL in relation to access and off-site road works	PERCON	DEL	11/05/2017
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#### Conditions

- 1 Phase 1 shall be carried out in accordance with the details approved by Reserved Matters application 16/01289/MARM.
- 2 No development in respect of Phase 2 (or any other phase of development other than Phase 1) shall begin until detailed drawings to an appropriate scale of the layout, scale and appearance of the buildings and the landscaping of the phase (the Reserved Matters) have been submitted to and approved in writing by the Local Planning Authority. The details required to be submitted shall include a mitigation plan in respect of minimising noise pollution.
- 3 Application for approval of the Phase 2 (or any other phase of development other than Phase 1) Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from 10th March 2015.
- 4 The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture for each phase shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction on each phase begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to and approved in writing by the Local Planning Authority.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
5		No building in any agreed phase of the development shall be first brought into its use until the following works have been carried out in accordance with the approved details: a)The roads including the vehicle turning head(s) within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b)The footways and footpaths which provide that building with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c)Visibility splays have been laid out to their final level; d)The street lighting for the roads and footpaths has been erected and is operational; e)The car parking and any other vehicular access facility required by this permission have been completed; f)The verge and service margins and vehicle crossing on the road frontage of the buildings have been completed with the highway boundary properly defined.			
6		Within twelve months of the first use of the first building in an agreed phase of the development all roads, footways, footpaths, drainage, statutory undertakers' mains and apparatus, junction, access, retaining wall and visibility splay works shall be completed in accordance with the approved details.			
7		No development in respect of Phase 1 (approved by RM 16/01289/MARM) shall begin until: (a) the site access itself, has been provided in accordance with details that shall have been previously submitted to, and approved in writing by, the Local Planning Authority. Once provided the approved works shall be retained and maintained for that purpose at all times; (b) details of the re-prioritising of Kingsmill Road/Saunders Way have been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented before Phase 1 is first occupied. No development in respect of Phase 2 (or any other phase of development other than Phase 1) shall begin until: (c) improvements to the Kingsmill Road/Saunders Way junction, and (d) the extension of Saunders Way, improvements to Kingsmill Road, and the associated off-site highway works between the extension/improvement works and the site access itself, have been provided in accordance with details that shall have been previously submitted to, and approved in writing by, the Local Planning Authority. Once provided the approved works shall be retained and maintained for that purpose at all times.			
8		No development shall begin on any particular phase until a scheme for the disposal of surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority for the phase in question. The scheme shall incorporate best practice techniques in the form of swales, attenuation basins, above ground ponds and basins and incorporate numerous flow controls devices, and shall also include a timescale for its implementation and details of how the drainage scheme shall be maintained after completion. The approved surface water drainage scheme shall be provided in accordance with such approved details and shall be so retained and maintained.			
9		No development shall begin until a minimum 7 metre unobstructed buffer has been provided between the eastern bank of the River Culm and any pond, swale or other drainage feature. Such buffer shall be permanently so retained.			
10		No development shall begin on any particular phase until details of finished floor and site ground levels has been submitted to, and approved in writing by, the Local Planning Authority for the phase in question. The development shall proceed in accordance with such approved details and the approved levels shall be permanently so retained.			
11		In the event that contamination is found at any time when carrying out any phase of the development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken and, where remediation is necessary, a remediation scheme (together with a timetable for its implementation) shall be prepared and submitted to and approved in writing by the Local Planning Authority. The development in any phase must proceed only in accordance with the approved remediation scheme and, following completion of measures identified in the approved scheme, a verification report shall be prepared and submitted to and approved in writing by the Local Planning Authority, before the phase in question is brought into its permitted use.			
12		The development shall be carried out in accordance with the construction compliance recommendations and habitat & species enhancement recommendations detailed in the Updated Ecological Report by Devon Wildlife Consultants dated 25th November 2015 and the mitigation strategy and habitat management recommendations detailed in the Dormouse Mitigation Strategy by Devon Wildlife Consultants dated 22nd August 2016, submitted under reserved matters application reference 16/01289/MARM.			
13		The development shall proceed in accordance with the recommendations made in the AC Archaeology Written Scheme of Investigation dated 22nd July 2016, submitted under reserved matters application reference 16/01289/MARM.			
14		No external lighting shall be installed on any phase unless in accordance with a mitigation plan in respect of minimising light pollution which shall have been previously submitted to and approved in writing by the Local Planning Authority.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15		At least 15% of the energy to be used on any particular phase shall be provided from solar panels which shall be installed and operational before the phase is first brought into its intended use.			
16		The development shall be constructed to achieve at least a BREEAM "very good" standard.			
17		The development shall not be occupied on any particular phase until the parking facilities (including cycle parking and electric vehicle charging points), commercial vehicle loading/unloading areas and commercial vehicle turning facilities have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority for the phase in question. Once provided the above works shall be retained and maintained for that purpose at all times.			
18		The Framework Travel Plan (FTP) prepared by WSP   Parsons Brinckerhoff dated August 2016 shall be implemented, monitored and reviewed in accordance with the agreed FTP targets, submitted under reserved matters application reference 16/01289/MARM.			

### Reasons

- 1 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 2 The application was submitted as an outline application in accordance with the provisions of Articles 4 & 5 of The Town and Country Planning (Development Management Procedure) Order 2010.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004.
- 4 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 5 To ensure the proper development of the site and adequate access and associated facilities are available for all traffic attracted to the site in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To ensure the proper development of the site and adequate access and associated facilities are available for all traffic attracted to the site in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure that adequate access is available for all traffic attracted to the site in accordance with policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).
- 8 To ensure that surface water from the site is appropriately managed so as to not increase the flood risk in accordance with policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 9 To allow migration of the channel over the lifetime of the development and allow access for maintenance of the river channel, so as to not increase the flood risk in accordance with policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 10 To ensure the development minimises risk of flooding in accordance with policy COR11 of the Mid Devon Core Strategy (Local Plan part 1).
- 11 To ensure risks from land contamination to the future users of the land, neighbouring land and controlled waters are minimised and to ensure the development can be carried out safely in accordance with policy DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 12 In order to minimise harm to protected species in accordance with the National Planning Policy Framework.
- 13 To ensure an appropriate record is made of archaeological evidence that may be affected by the development in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 14 To minimise light pollution from the development in order to protect the amenities of nearby residents in accordance with policies DM2 and DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 15 To provide a reduction in the carbon footprint of the development in accordance with policy AL/IN/6 of the AIDPD.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16		In the interests of sustainability of the development in accordance with policy AL/IN/6 of the AIDPD.			
17		To ensure the proper development of the site and adequate access and associated facilities are available for all traffic attracted to the site in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
18		In the interest of sustainability of the development in accordance with policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).			

### Reasons

The proposal to vary the condition is considered to be acceptable in that it allows for Phase 1 of the development to come forward and the timing of the highway works to be adjusted. The Highway Authority considers the variation to be acceptable. The variation of condition application does not unacceptably change the development approved under planning permission 09/01573/MOUT and varied by 16/01948/FULL. The development is considered to remain in accordance with policies Mid Devon Core Strategy (Local Plan Part 1) COR1, COR4, COR9, COR11, COR14, COR18, AIDPD (LP2) AL/IN/6, AL/CU/15 and Mid Devon Local Plan Part 3 (Development Management Policies) DM2, DM3, DM6, DM7, DM8, DM20, DM27, DM28.

### 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.