

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01899/MARM	Land at NGR 294659 113730 (Farleigh Meadows) Washfield Devon	Reserved Matters application to revise the layout for plots 164-176 as approved under planning references 12/00277/MOUT and 14/01047/MARM to include an addition 4 dwellings (increase from 13 dwellings to 17 dwellings), and associated access road and drai	PERCON	DEL	19/05/2017

Conditions

- 1 The external surfaces of the buildings hereby approved shall be completed in accordance with the samples of the materials as approved by the Local Planning Authority pursuant to Local Planning Authority case reference: 14/01047/MARM.
- 2 The hard and soft landscaping details for the area covered by the approved plans works in the areas shown on the approved plans shall be completed in accordance with the samples of the materials as approved by the Local Planning Authority pursuant to Local Planning Authority case reference: 14/01047/MARM. The approved landscaping details shall be completed in full begin before the development hereby permitted is first brought into its residential use, and shall be so retained.
- 3 The management and maintenance of all areas of the communal open space and any part of the infrastructure to manage surface water drainage arising from the application site area, shall be completed in accordance with the details approved by the Local Planning Authority pursuant to Local Planning Authority case references: 14/01047/MARM and 12/00277/MOUT. The approved details shall be implemented on completion of development and the open space area shall thereafter be permanently retained, managed and maintained in accordance with the approved scheme.
- 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 shall be constructed and laid out in accordance with details as shown on the approved TWP drawings 16:42:300 revc and 16:42:400 revc.
- 5 The development approved shall be constructed in accordance with the approved construction management (CMP) pursuant to LocalPlanning Authority ref case reference: 14/01047/MARM.
- 6 Prior to the occupation of the first dwelling, details of the off-site highway works for the connection of the footway cycleway to Washfield Lane shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include proposals for surface water drainage. The works shall be constructed in accordance with the approved details and shall be made available for use in accordance with the agreed phasing programme.
- 7 Prior to the occupation of any of hereby approved, a plan showing the areas of the site to be adopted as highway and the areas to be adopted as public open space to be managed by the proposed management company, shall be submitted to and approved in writing by the Local Planning Authority. The public open space shall thereafter be managed in accordance with agreed terms as set out to discharge condition 3 of this approval.

Reasons

- 1 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM15.

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2		To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM15.			
3		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).			
4		To ensure that adequate information is available for the proper consideration of the detailed proposals.			
5		In order to ensure the timely delivery of each aspect of the approved scheme, and to ensure the proper development of the site.			
6		To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Mid Devon Local Plan Part 3 (Development Management Policies).			
7		For clarification purposes and to ensure the visual amenities and character of the open spaces are maintained in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			

Reasons

This application relates to part of the site (referred to as Phase 5) approved to accommodate 255 dwellings under Local Planning Authority ref: 16/01899/MARM which was pursuant to outline permission: 12/00277/MOUT. The proposed layout is to accommodate 17 houses which is an increase of 4 units over and above the approved layout allowed but in compliance with the terms of the outline approval. The layout, scale, appearance and landscaping details are considered acceptable in demonstrating that it will be possible to accommodate 17 dwellings on the site, in a manner which is acceptable from a townscape and landscape perspective, and respectful to amenities of the neighbouring occupiers. The management of surface water drainage across the development area remains as per the approved scheme and the scheme details remain compliant with the approved layout in terms of datum levels as per Local Planning Authority ref: 14/01047/MARM. Therefore although the Environment Agency have suggested that changes to the set datum levels for the plots 1-6 as proposed they have not submitted their comments as an objection to this planning application. The applicant has made appropriate arrangements to ensure provision of an off-site financial contribution to deliver affordable housing in lieu of onsite provision and in order to satisfactorily redress the requirements of Policy AL/DE/3. This is to be secured by way of a deed of variation to the Section 106 agreements already entered into pursuant 12/00277/MOUT and 14/01047/MARM. On this basis the proposals are considered to sufficiently comply with the policy requirements as set out at Policy AL/TIV/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), Policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM8 and DM14 of Local Plan Part 3 (Development Management Policies), and guidance in the National Planning Policy Framework and the National Space standards.

Reasons

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

17/00033/OUT	Land and Buildings at NGR 301416 115145 Crosses Farm Uplowman Devon	Outline for the erection of 8 dwellings	REFUSE	COMM	19/05/2017
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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 discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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Reasons

1 The Local Planning Authority does not consider Uplowman to be a sustainable location for growth in that it lacks the day to day facilities that make it suitable for additional housing. Uplowman has only one of the three essential services that the Local Planning Authority considers necessary for even a limited level of new housing development. Whilst Uplowman does have an education facility, it does not have a shop or public transport service (one bus a week). Accessibility to a wide range of services is poor and there would be a high dependency on the usage of the private car. In the opinion of the Local Planning Authority, the proposal would not amount to sustainable development and therefore conflicts with the sustainability objectives of the NPPF. The harm caused by this conflict is considered to significantly and demonstrably outweigh the benefits of the development in providing new housing in the District. The proposal is considered to be contrary to policies: COR1, COR9, COR12 and COR18 of the Mid Devon Core Strategy (LP1) and the sustainability objectives of the National Planning Policy Framework.

17/00295/FULL	Lapford County Primary School Lapford Crediton Devon EX17 6QE	Erection of a 10m high pole-mounted light array to provide emergency lighting for Devon Air Ambulance	PERMIT	DEL	16/05/2017
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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 10m high pole-mounted light array to provide emergency lighting for Devon Air Ambulance is considered to be acceptable. 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), DM1, DM2 and DM7 of Mid Devon Local Plan (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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00302/LBC	1 Broadgate Cottages Newton St Cyres Exeter EX5 5AY	Listed Building Consent for the repair of damaged wall with block and render to match existing	PERMIT	DEL	18/05/2017

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.
- 3 The section of blockwork shall be rendered within two months of the completion of the infill blockwork using a render coloured to match the render on the adjoining sections of cob wall.

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 a finished appearance in keeping with the character and appearance of the existing boundary wall and the setting of the listed buildings.

Reasons

The proposed reinstatement of this section of damaged wall is considered to be acceptable and in accordance with Policy DM27 of Mid Devon Local Plan Part 3 (Development Management Policies) and paragraphs 132 and 134 of the National Planning Policy Framework. The resultant wall will retain the appearance of this curtilage listed structure and will not have a detrimental impact on the setting of the listed cottages or other curtilage listed structures.

17/00333/MFUL	Land and Buildings at NGR 287999 104878 (Hawthorn Gardens) Stockleigh Pomeroy Devon	Erection of an agricultural storage building (1080 sq.m.)	PERCON	DEL	15/05/2017
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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 No part of the development hereby permitted shall be commenced until a programme of percolation tests has been carried out in accordance with BRE Digest 365 Soakaway Design (2016), and the results approved in writing by the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. A representative number of tests should be conducted to provide adequate coverage of the site, with particular focus placed on the locations and depths of the proposed infiltration devices.

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- 5 No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be informed by the programme of approved BRE Digest 365 Soakaway Design (2016) percolation tests.
- 6 Full details of existing and proposed ground and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority before the development commences, and the development shall be carried out in full accordance with the approved details, and maintained thereafter.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To 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 that surface water from the development is discharged as high up the drainage hierarchy as is feasible.
- 5 To ensure that surface water runoff from the development is discharged as high up the drainage hierarchy as is feasible, and is managed in accordance with the principles of sustainable drainage systems.
- 6 Inadequate information about ground levels has been submitted, having regard to the sloping nature of the site. This additional information is required to ensure a satisfactory form of development in accordance with Policies DM2 and DM22 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The proposed development is considered to be necessary for agricultural/market gardening purposes and it is not considered that it would harm the character or appearance of the landscape and/or the visual amenities of the area generally. The building will not house livestock, but rather machinery and cold storage of produce including that grown on the farm. It is not considered that the living conditions of a nearby property would not be harmed. The proposal therefore 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. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2, COR9, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, and DM22 of the Mid Devon Local Plan (Development Management Policies) 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00379/LBC	Chevithorne Barton Chevithorne Tiverton Devon EX16 7QB	Listed Building Consent for replacement of window with French doors on South elevation	REFUSE	DEL	19/05/2017

Reasons

- 1 The proposed works are considered to cause less than substantial harm to the listed building with no over-riding public benefit. Alternative means of providing access to the living room are either in existence or have consent. The works are therefore not justified, and will not preserve the listed building's special architectural, historic and visual interest and character. The proposal is therefore not in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 and the National Planning Policy Framework and should be refused.

17/00395/FULL	Land and Building at NGR 280066 113155 (Woodford Farm) Witheridge Devon	Erection of a barn to house flexible generation and energy storage plant with associated infrastructure, access, cable route and landscaping	REFUSE	COMM	18/05/2017
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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 discussions with the 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 policy COR18 strictly controls development to enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. It is considered that the proposed development represents an unsustainable approach to the generation of energy contrary to the aims of national and local planning policy which seeks to deliver a low carbon economy through the provision of renewable energy. Additionally, the proposed building is of substantial scale with industrial features in the countryside location of which has not been justified and its presence in the landscape is considered to have a negative impact on the rural character of the area which is not outweighed by any benefits of the proposed scheme in terms of supporting sustainable diversification of the rural economy. Overall it is considered that the proposal presents an unsustainable development in this rural location which is contrary to Policies COR1, COR2, COR5 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1 and DM2 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

17/00414/LBC	49 St Peter Street Tiverton Devon EX16 6NW	Listed Building Consent to build a stud wall with door	PERMIT	DEL	19/05/2017
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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.
- 3 Matching skirting boards shall be added to the base of the new partition wall on both sides to match those of the bedroom being subdivided.

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Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the visual appearance of the new work matches that of the listed building, to retain its character and special interest in compliance with policy DM27 of the Mid Devon Local Plan (Part 3, Development Management policies).

Reasons

The proposed works are considered to be justified and reasonable. The proposal will not harm the appearance, character and special interest of the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

17/00453/FULL	The Firs Higher Mill Lane Cullompton Devon EX15 1AG	Erection of 4 dwellings following demolition of existing dwelling and formation of new accesses (Revised Scheme)	REFUSE	DEL	16/05/2017
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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 negotiations. 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 development is considered to be of a scale, massing and design that does not demonstrate a clear understanding of the characteristics of the site, its wider context and surrounding area and has an adverse effect on the visual quality of the street scene. In particular, the provision of 4 large semi-detached houses with small gardens that are not commensurate with the size of the dwellings, the squat design and large scale and massing of the blocks, and the proximity to each other and to Forge Way and No 6 Higher Mill Lane, is considered to be out of character with the surrounding built form, to represent over-development of the site in its context, and to have a negative effect on the street scene and setting of the conservation area, contrary to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM14 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 2 The dwelling shown as Plot 4 on the submitted plans presents a long, blank gable end elevation towards the neighbouring property at No 6 Higher Mill Lane that has a living room window facing towards the site. At 7 metres high and extending 10 metres along the boundary, the proposed dwelling is considered to be overbearing on the use of the neighbouring dwelling and the enjoyment of its rear garden, contrary to Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00466/TPO	Red Deer House Oakford Tiverton Devon EX16 9JE	Application to reduce the height of 1 Sycamore and 1 Ash tree by 2m and reduce the height of 1 Oak tree by 2m and remove dead branches protected by Tree Preservation Order 16/00001/TPO	SPLIT	DEL	15/05/2017

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Reduce the height of 1 Ash tree (T3) by 2m b) Reduce the height of 1 Sycamore (T2) by 2m

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

MDDC has no objection to the pruning of the Ash (T3) or Sycamore (T2). Due to the lack of arboricultural justification combined with the importance of the Oak tree (T1) MDDC Tree Officer recommends that the reduction in height of 2m of the Oak tree is refused.

Reasons

- 1 Due to the lack of arboricultural justification combined with the importance of the Oak tree (T1) MDDC Tree Officer recommends that the reduction in height of 2m of the Oak is refused.

17/00471/FULL	Exe Vale House Collipriest Tiverton Devon EX16 4PT	Subdivision of dwelling to 2 dwellings	REFUSE	DEL	15/05/2017
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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 discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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Reasons

- 1 The site is in an isolated location remote from the services and facilities required to meet the needs of day to day living and no special justification has been given for the creation of a new isolated dwelling in the countryside. The proposal is not considered to represent sustainable development and is therefore contrary to policy COR18 of the Mid Devon Core Strategy (LP1) and paragraph 55 of the National Planning Policy Framework.
- 2 Policy DM8 of the Local Plan 3 Development Management Policies requires a minimum of 1.7 parking spaces per dwelling. The parking area shown is outside the red line application site and the blue line indicating land in the control of the applicant and it is not clear whether the area indicated is also used by other dwellings in the complex. It is therefore not considered that the applicant has demonstrated that the minimum parking standards can be achieved or that the creation of a new dwelling would not have a detrimental effect on the parking amenities of neighbouring residents.
- 3 Policy AL/IN/3 of the Allocations and Infrastructure DPD requires new housing development to provide at least 60 square metres of equipped and landscaped open space per market dwelling, or a financial contribution for off-site provision. The provision of a second dwelling is considered to increase pressure on public open space and play areas locally and a financial contribution of £1,552.80 has been requested towards the provision of outdoor gym equipment at Amory Park, Tiverton. The applicant has not made provision to pay this financial contribution and the proposal is therefore contrary to policy AL/IN/3.

17/00478/FULL	Annexe Badgers Holt Crown Hill Halberton Tiverton Devon EX16 7AY	Retention of change of use of garage to holiday let and erection of conservatory	PERMIT	DEL	19/05/2017
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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 (i) The development hereby approved shall be occupied for holiday purposes only (ii) The development hereby approved 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 let, their dates of occupation and their main home addresses and shall make this information available to the Local Planning Authority at all reasonable times.

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 The site is outside of defined settlement limits in the open countryside, where unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Local Plan Part 3 relating to tourism and leisure development proposals.

Reasons

The application for the retention of change of use of garage to holiday let and erection of conservatory at Badgers Holt, Crown Hill, Halberton is considered acceptable. The proposed holiday let will provide a tourism offer for walkers/ rambblers/ cyclists to enjoy the local area and scenery. The proposed holiday let is visible from public vantage points and from within the Grand Western Canal Conservation Area but is considered to respect the character and appearance of the local area. The proposal will have no adverse impacts on neighbouring properties. The application scheme raises no concerns with transport and/or access issues and provides a good justification for the application for tourist and leisure development in this location. On this basis the application scheme is considered to comply with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM24 and DM27 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 discussions with 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.

17/00484/LBC	Snows Cottage Kennerleigh Crediton Devon EX17 4RS	Listed Building Consent for the installation of 5 replacement windows and patio door assembly	PERMIT	DEL	18/05/2017
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Reasons

The proposed works are considered to cause no additional harm to the listed building and will redress the issue of unauthorised works to the building. The proposal is in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and is granted consent.

17/00490/FULL	Land at NGR 299799 112300 (Adjacent Three Bridges) Lower Town Halberton Devon	Erection of an agricultural storage building	PERMIT	DEL	17/05/2017
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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 proposed erection of an agricultural storage shed is considered to be supportable in policy terms. The development is considered reasonably necessary in supporting agricultural 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, the local environment or the adjacent Grand Western Canal Conservation Area. The design is of a typical agricultural type structure and overall it is not considered that the development will have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2, DM22 and DM27 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.

17/00508/HOUSE	Enfield House Nymet Rowland Crediton Devon EX17 6AW	Conversion of single garage to living accommodation	PERMIT	DEL	16/05/2017
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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 The ancillary accommodation that is created as result of the plans hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as Enfield House), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the site which is the open countryside and in accordance with Mid Devon Core Strategy (Local Plan Part 1) policies COR2 and COR18.

Reasons

The application for the conversion of single garage to living accommodation is considered to be supportable in policy terms. The scope and design of the accommodation is considered to respect the character, scale, setting and design of the existing dwelling. The scope of the annex accommodation is considered to remain ancillary to the main dwelling. There are no concerns regarding over development of the curtilage or impact on neighbouring properties. There is sufficient room within the site to allow parking in accordance with policy DM8. Overall the proposal is considered to be compliant with policies COR2 and COR18 of the Mid Devon Core Strategy and DM2, DM8 and DM13 of the Local Plan part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00561/FULL	Land and Buildings at NGR 295971 123112 (Higher Arthurs Hayne) Bampton Devon	Conversion of barn and associated buildings to dwelling and alteration to vehicular and pedestrian access (Revised Scheme)	PERCON	DEL	16/05/2017

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.
- 4 Before their use, samples/details of the materials to be used for all external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used and shall be so retained.
- 5 Before their installation, working details of the new external doors, windows and roof lights shall be submitted to and approved in writing by the Local Planning Authority. Installation of the doors, windows and roof lights shall be in accordance with these approved details and be so retained.
- 6 The dwelling hereby permitted shall not be occupied until the access, visibility splays, upgraded track and parking spaces have been provided in accordance with submitted drawings numbered 2501/5 and pp/1 of 2. Once provided such facilities shall be permanently so retained and maintained for such purposes.
- 7 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 development of the types referred to in Classes A, B, C, D and E of Part 1, relating to enlargement or alteration of the the dwelling or its roof or the provision of outbuildings, shall be undertaken within the application site/dwelling curtilage* without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the character of the building of retained during and after the conversion works and to ensure that adequate arrangements are in place to protect the building during conversion works in accordance with policies COR2 of the Mid Devon Core Strategy (LP1) and DM2 and DM11 of the Local Plan 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building and rural area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 5 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building and the rural area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM11.
- 6 In the interests of highway safety and to ensure appropriate facilities are provided to cater for traffic attracted to the site in accordance with policies DM2 and DM8 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

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7 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building and the rural area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2 and DM11.

Reasons

The current proposal is acceptable in that the barns are considered to make a positive contribution to the rural character of the area and the designs as revised retain the character of the existing buildings. Adequate parking and amenity space are to be provided. The access and track are to be improved and upgraded to improve highway safety. Approximately 18 metres of hedgerow to the south of the access has already been relocated behind a new visibility splay. Subject to conditions, it is not considered that the proposal would have an unacceptable impact on the environment or on protected species. The proposal is considered to comply with the requirements of relevant policies: COR2 of the Mid Devon Core Strategy (LP1), DM2, DM8, DM11, DM14 and DM15 of the LP3 DMP 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 pre application discussion. 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.
