

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00220/FULL	Land and Buildings at NGR 277991 096468 (Cob Barn, Adjacent to Rock Farm) Woodland Head Yeoford Devon	Conversion of barn to dwelling and change of use of land to domestic garden (Revised Scheme)	PERCON	DEL	02/06/2017

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 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 onto the highway. Following their provision these details shall be so retained.
- 4 The mitigation works as proposed in the Bat and Bird Survey (February 2017) prepared by J.L. Ecology and in part as shown on drawing no.5 shall be implemented and completed in accordance with the requirements of the report and the approved details. The works shall be completed prior to the occupation of the dwelling hereby approved.
- 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 and patio/paths/parking area/bridge have been submitted to and approved in writing by the Local Planning Authority.
- 6 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.
- 7 All telephone, electricity and mains gas services to the building shall be placed underground.
- 8 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 the Town and Country Planning (General Permitted Development) (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.
- 9 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.
- 10 The new windows shall be fitted with slim glass double glazing. Unless otherwise agreed in writing with the Local Planning Authority the frames shall be set back at least 200mm from the external face of the building.
- 11 Unless otherwise agreed in writing with the Local Planning Authority the repairs to the cob walls shall be carried out strictly in accordance with the approved plans.
- 12 All existing structural post and beams shall be retained and reused in their existing positions unless shown otherwise on the approved plans or otherwise agreed in writing with the Local Planning Authority prior to any alterations.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
13		Detailed drawings (to scale 1: 10) of joinery scarf repairs to the feet of posts and ends of beams to be submitted and approved in writing by the Local Planning Authority before work commences on these repair elements. The approved details to be used where specified unless otherwise agreed in writing with the Local Planning Authority and so retained.			
14		When the existing ground floor concrete slab has been excavated as shown on the approved plans the contractor/architect shall contact the Local Planning Authority to agree in writing the appropriate edge detail and on approval this method(s) is to be implemented.			
15		Detail shall be submitted and agreed in writing by the local planning authority of the positions, colour and material of any soil and vent pipes that appear externally. These aspects of the development shall then be completed in accordance with the approved details.			

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 a suitable access is in place in accordance with policy DM11.
- 4 To ensure the proposed development retains the known nature conservation interest in accordance with policy DM11.
- 5 To ensure the use of materials appropriate to the works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2, Local Plan Part 3 (Development Management Policies) DM2, DM11 and DM27.
- 6 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 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM11, and DM27.
- 7 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 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM11, and DM27.
- 8 To ensure the character of the building is retained in accordance with policy DM11.
- 9 To safeguard the character and appearance of the building and to protect the character and appearance of the listed building in accordance with Mid Devon Core Strategy 2007 Policy COR2 and Policy DM27.
- 10 To safeguard the character and appearance of the building and to protect the character and appearance of the listed building in accordance with Mid Devon Core Strategy 2007 Policy COR2 and Policy DM27.
- 11 To ensure the use and design of repair techniques appropriate to the works hereby approved in order to safeguard the character and appearance of the listed building in accordance with paragraphs 128, 129 and 132 of the National Planning Policy Framework), Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, and Mid Devon Local Plan Part 3 (Development Management Policies) DM27 Development affecting Heritage Assets.
- 12 To ensure the use and design of repair techniques appropriate to the works hereby approved in order to safeguard the character and appearance of the listed building in accordance with paragraphs 128, 129 and 132 of the National Planning Policy Framework), Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, and Mid Devon Local Plan Part 3 (Development Management Policies) DM27 Development affecting Heritage Assets.
- 13 To ensure the use and design of repair techniques appropriate to the works hereby approved in order to safeguard the character and appearance of the listed building in accordance with paragraphs 128, 129 and 132 of the National Planning Policy Framework), Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, and Mid Devon Local Plan Part 3 (Development Management Policies) DM27 Development affecting Heritage Assets.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14		To ensure the use and design of repair techniques appropriate to the works hereby approved in order to safeguard the character and appearance of the listed building in accordance with paragraphs 128, 129 and 132 of the National Planning Policy Framework), Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, and Mid Devon Local Plan Part 3 (Development Management Policies) DM27 Development affecting Heritage Assets			
15		To ensure appropriate materials in order to safeguard the character and appearance of the listed building in accordance with paragraphs 128, 129 and 132 of the National Planning Policy Framework), Mid Devon Core Strategy (Local Plan Part 1) Policy COR2, and Mid Devon Local Plan Part 3 (Development Management Policies) DM27 Development affecting Heritage Assets.			

Reasons

The proposed conversion of this disused barn to a dwelling is acceptable in principle having already been approved under LPA ref: 13/00105/FULL and therefore this current application is considered supportable. In addition the conversion will provide an enhancement to the area and the building itself in compliance with the National and local policy. The scope of the additional works as now proposed and the overall design is appropriate for the existing building and adjacent listed building. The proposed works will not result in loss of any significant historic fabric and on balance are considered to be reasonable in the context of the policy considerations. The access arrangements are considered acceptable, and the adjacent properties will not be adversely affected by the proposals. On this basis the application scheme is considered in accordance with the Mid Devon Core Strategy 2007 Policies COR1 COR9 of the Core Strategy and Policies DM1, DM2, DM8, DM14 and DM27 (Mid Devon Local Plan Part 3) and policies 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 timeframe agreed with applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00221/LBC	Land and Buildings at NGR 277991 096468 (Cob Barn, Adjacent to Rock Farm) Woodland Head Yeoford Devon	Listed Building Consent for conversion of barn to dwelling	PERMIT	DEL	02/06/2017
---------------------	---	--	--------	-----	------------

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.

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

Reasons

The proposed works will not result in the loss of any significant historic fabric from the building over and above that approved already approved, and overall the scheme of works will not adversely have a detrimental impact of the character or appearance of the building and/or the setting of the principle listed building on the site. On balance the revised proposals are considered to be reasonable in the context of the policy considerations. Therefore, the proposal is in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and guidance within the National Planning Policy Framework.

17/00463/FULL	D J Cork Kitwell Street Uffculme Cullompton Devon EX15 3AP	Erection of 2 dwellings and associated parking	PERCON	DEL	31/05/2017
---------------	--	--	--------	-----	------------

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 take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme.
- 4 4.No development shall begin until a Phase 2 intrusive investigation and risk assessment, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site and whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: o human health, o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, o adjoining land, o groundwaters and surface waters, o ecological systems, o archeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
- 5 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 6 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
- 7 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 6.
- 8 Prior to the use of any above ground materials first being used on site details or samples of the materials (including colour of render, Brick, Stone, Mortar, paintwork, colourwash, windows, and doors, natural slate) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details or samples and be so retained.

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

- 9 No hardsurfacing/landscaping works in the areas shown on the approved plan(s) shall begin until details or samples of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.
- 10 Prior to the first occupation of any unit of the development there shall have 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.
- 11 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.

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 Policy DM27 (2013) that an appropriate record is made of archaeological evidence that may be affected by the development.
- 4 To ensure that a suitable procedure is in place to eradicate any potential contamination on site, in accordance with policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure that a suitable procedure is in place to eradicate any potential contamination on site, in accordance with policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To ensure that a suitable procedure is in place to eradicate any potential contamination on site, in accordance with policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure that a suitable procedure is in place to eradicate any potential contamination on site, in accordance with policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with policy DM2
- 9 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with policy DM2.
- 10 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with policy DM2.
- 11 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety.

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

Reasons

The principle of new residential development in this location is acceptable as the site is within the defined settlement limits of Uffculme. The proposed layout and design of the development is considered appropriate for the location and to provide coherence between the existing and new dwellings in the area. Conditions are recommended in respect of archaeology, Contamination, surfacing, and subject to these facilities being provided, the development is considered to have an acceptable impact. The site is well located and the development has been designed to minimise potential impacts on the privacy and amenity of neighbouring residents. The applicant has made financial contributions towards public open space improvements in the area and the development will attract the payment of a New Homes Bonus. The benefits of the proposal are considered to outweigh any harm the proposal may have. The proposal is considered to comply with the requirements of relevant policies: COR1, COR2, and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 of the AIDPD (LP2) and DM2, DM7, DM8, DM14, DM15, DM27 of the Mid Devon 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 negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00521/HOUSE	4 Lower Cotteylands Tiverton Devon EX16 5DA	Alterations to garden levels to allow for the provision of hardstanding for the parking of vehicles and erection of retaining wall	PERCON	DEL	02/06/2017
----------------	--	--	--------	-----	------------

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 Before the commencement of the proposed development, details of the height and finish of the western and eastern retaining walls (those retaining the gardens of Nos. 2 and 6 Lower Cotteylands) shall be submitted to and approved in writing by the Local Planning Authority. The proposed works shall be carried out in accordance with those approved details and thereafter maintained.
- 4 In accordance with details that shall previously have been submitted to, and approved by the LPA, provision shall be made within the site for the disposal of surface water so that none drains on to the public highway.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of highway safety, to provide a satisfactory access to the site with adequate visibility from and of emerging vehicles having regard to the requirements of LP3/DMP policy DM2 and guidance in NPPF.
- 4 In the interests of highway safety, and to prevent damage to the highway, having regard to the requirements of LP3/DMP policy DM2 and guidance in NPPF.

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

Reasons

The principal of the proposed development to form off street parking to serve No. 4 Lower Cotteylands is considered supportable in policy terms. The overall scale of the works, are in this instance considered acceptable in terms of their likely impacts on the character and appearance of the area. A further relevant consideration in this instance is that the scheme will lead to an improvement in overall highways safety due to the restriction of on street parking close to the junction. No unreasonable harm will be caused to the privacy or amenity of any other properties and no objections have been received. The proposals are therefore considered to comply with the requirements of relevant plan policies: COR2, COR18 of the Core Strategy, DM2, and DM8 of LP3 and Government guidance as contained in the National Planning Policy Framework (NPPF), dated March 2012.

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.

17/00537/FULL	Land at Lucas Way Hitchcocks Business Park Uffculme Cullompton Devon EX15 3FA	Erection of a site office with 5 parking spaces	PERMIT	DEL	31/05/2017
---------------	---	--	--------	-----	------------

Conditions

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

Reasons

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

Reasons

The proposal is considered to be acceptable in that it would provide for the adequate management of the site in a central location and also to provide services for tenants and visitors. The development is appropriate in scale and character with the existing buildings and can be achieved without causing material harm to the visual character of the countryside, the safety of the highway network, the amenity of local residents, the environment. The proposal is considered to accord with relevant policies: COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8 and DM20 of the Mid Devon Local Plan Part 3.

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
17/00539/ADVERT	Costcutter 39 Brook Street Bampton Tiverton Devon EX16 9LU	Advertisement Consent to display replacement window graphics, eco board panels, and poster frames	PERMIT	DEL	01/06/2017

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

It is considered that the proposed signage will not harm public safety and will not be of detriment to the amenity of the locality in which the signage lays. The proposal is in accordance with paragraph 67 of the National Planning Policy Framework and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

17/00546/HOUSE	Shoebrooks Hemyock Cullompton Devon EX15 3SU	Erection of single-storey annexe and alterations to existing front porch	PERCON	DEL	01/06/2017
----------------	---	--	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the use of any above ground materials first being used on site a detailed schedule and specification of all external materials and finishes (including timber cladding, brick, stone, mortar, paintwork, roof material, windows and external doors), shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2, DM13 and DM27.

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

Reasons

The application for the erection of a single storey extension, at Shoebrooks Hemyock is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing listed house and having regard to the setting within the Blackdown Hills Area of Outstanding Natural Beauty. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts on the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following Policies: Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM2, DM13, DM27 and DM29 and the National Planning Policy Framework.

Reasons

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

17/00548/LBC	Shoebrooks Hemyock Cullompton Devon EX15 3SU	Listed Building Consent for erection of single-storey annexe and alterations to existing front porch	PERCON	DEL	01/06/2017
--------------	---	---	--------	-----	------------

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 Prior to the use of any above ground materials first being used on site samples of the materials to be used for all the external surfaces of the buildings, including the use of zinc (not a facsimile) and butt edged untreated vertical boards, stone, mortar, and including a one square metre sample panel to be provided on site for the external stonework to include pointing shall be submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used and retained thereafter.
- 4 Before the installation of any new joinery, working details (to a scale 1:10) of the new external doors and door frames including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of the doors and door frames shall be in accordance with these approved details, and be so retained.
- 5 The new windows shall be fitted with slim glass double glazing details of which are to be approved and agreed in writing with the Local Planning Authority before their installation. The frames shall be set back at least 100mm from the external face of the building.
- 6 No meter boxes shall be fixed to the outside of the property.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
4		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
5		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
6		To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The proposed development affects a Listed Building. The proposed development is not considered to detract from the character, appearance or historic interest of the Listed Building and therefore complies with Policies COR2 of Mid Devon Core Strategy (Local Plan Part 1) and DM27 of the Local Plan Part 3 (Development Management Policies).

17/00549/HOUSE	40 Olympian Way Cullompton Devon EX15 1GB	Erection of oak framed double garage	PERMIT	DEL	31/05/2017
-----------------------	---	--------------------------------------	--------	-----	------------

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 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), the car port hereby approved (to serve No 40 Olympian Way) shall be used solely for the parking of private motor vehicles, the carport will remain open with no side walls or doors installed and will remain so, and shall not be used for any other purpose including use as ancillary residential accommodation in connection with the main dwelling.

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 Local Planning Authority wish to ensure there is adequate provision of onsite parking of motor vehicles.

Reasons

The application for the erection of an oak framed double Carport at 40 Olympian Way is considered to be acceptable. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts on the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Local Plan part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

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

Reasons

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

17/00554/TPO	Land and Buildings at NGR 308814 116982 (West of 2 Redball Cottages) Burlescombe Devon	Application to fell a multi stem Ash tree protected by Tree Preservation Order 96/00010/TPO	REFUSE	DEL	30/05/2017
---------------------	--	--	--------	-----	------------

Reasons

- 1 There is no arboricultural justification for the removal of the tree and no indicators that there is a risk of tree failure which would be a threat to the electricity network. Its felling would be to the detriment to the local amenity.

17/00555/HOUSE	Home Farm Cottage Holcombe Rogus Devon TA21 0QD	Erection of first floor extension and conversion of garage to additional living accommodation	PERMIT	DEL	01/06/2017
-----------------------	--	---	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The slate proposed on the extension hereby permitted shall match the slate as far as reasonably practicable to that on the existing dwelling.

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 policies DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The application scheme for the erection of first floor extension and conversion of garage to additional living accommodation is considered to be acceptable. The proposal would not result in over development of the curtilage given the reasonably large curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extensions are not considered to detract from the character and appearance of the existing dwelling, its setting or the nearby listed building. The proposal is therefore considered to comply with the following policies; COR18 of the Mid Devon Core Strategy, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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

Reasons

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

17/00571/FULL	Building at NGR 302531 109461 (Merrimead Lodge) Willand Road Cullompton Devon	Re-instatement of dwelling	REFUSE	DEL	02/06/2017
---------------	---	----------------------------	--------	-----	------------

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 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 lies in a countryside location, outside any defined settlement limits where in light of the Council's lack of a 5 year supply of deliverable housing land, new residential development must be assessed against the presumption in favour of sustainable development set out in paragraph 14 of the National Planning Policy Framework and DM1 of the Local Plan Part 3 (Development Management Policies). Although the site is accessed directly off the road linking the settlements of Cullompton and Willand and is on a bus route, it is nevertheless isolated from the services necessary for day-to-day living and it would be expected that any occupant would rely heavily upon the private car for most journeys. The Local Planning Authority is of the opinion that the isolated nature of the site, its distance from day-to-day facilities and services and the likely reliance upon the private car for most journeys goes against the objectives of sustainable development and outweighs the benefits of the proposal and is therefore in conflict with Policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

17/00578/CLU	Glebe Farm Clayhidon Cullompton Devon EX15 3TJ	Certificate of lawfulness for the existing dwelling built not in accordance with the approved plans of Planning Permissions EN.6150/1/1 for a period in excess of 4 years	PERMIT	DEL	01/06/2017
--------------	---	---	--------	-----	------------

Reasons

The Council is satisfied on the evidence produced that on the balance of probabilities the dwellinghouse known as Glebe Farm, as shown on the attached plan, was not built pursuant to the outline planning permission dated 30 June 1965 (ref: T.N.5807) or detailed planning reference EN.6150, but is nevertheless lawful because it has been substantially complete for in excess of 4 years and is not therefore subject to an agricultural occupancy condition and is immune from enforcement actions by this authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00580/HOUSE	5 Langford Green Langford Cullompton Devon EX15 1RG	Erection of two storey rear extension and single storey side extension (Revised Scheme)	PERCON	DEL	02/06/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the use of any above ground materials first being used on site details or samples of the materials (including colour/texture of render, Brick, Mortar, roof material and appearance) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details or samples and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Adopted Mid Devon Local Plan Part 3 DM2, DM13.

Reasons

The proposed extension, by reason of its scale, design, mass materials and location is considered to respect the appearance of the existing dwelling. The development will not result in demonstrable harm being caused to the privacy or amenity of any neighbouring dwelling to an extent to merit refusal of the application. As such the proposed development complies with Policies COR2 and COR18 Core Strategy and policies DM2, and DM13 of the Mid Devon Local Plan Part 3, 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 negotiation. 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.

17/00629/HOUSE	Beacon View Silver Street Culmstock Cullompton Devon EX15 3JE	Erection of single storey extension to rear following demolition of existing extension	PERMIT	DEL	01/06/2017
----------------	--	--	--------	-----	------------

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.

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

Reasons

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

Reasons

The application scheme for the erection of a single storey rear gable extension is considered to be acceptable. The proposal would not result in over development of the curtilage given the reasonably large curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of neighbouring properties. The design and scale of the proposed extension is not considered to detract from the character and appearance of the existing dwelling. The proposal is therefore considered to comply with the following policies; COR17 of the Mid Devon Core Strategy, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00645/CLP	21 South View Close Willand Cullompton Devon EX15 2QP	Certificate of lawfulness for the proposed erection of single storey extension	PERMIT	DEL	01/06/2017
---------------------	--	--	--------	-----	------------

Conditions

The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.

17/00656/HOUSE	3 Gatehouse Close Cullompton Devon EX15 1JJ	Erection of a first floor extension above existing garage, conversion of garage to living accomodation and erection of single storey extension to rear	PERMIT	DEL	01/06/2017
-----------------------	--	--	--------	-----	------------

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Foul drainage from the Development (and no other drainage) shall be connected to the public foul or combined sewer.

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

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

Reasons

The proposed extensions are considered to be policy supportable. The overall design is inkeeping with the existing property and other dwellings in the surrounding area. The extensions would not result in overdevelopment of the dwelling curtilage and the extensions would not negatively impact on the living conditions of occupants of neighbouring properties. As such the proposed application scheme is considered to comply with policies COR17 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00664/HOUSE	Little Brook House 3 Queen Square Cullompton Devon EX15 1DB	Installation of 1 replacement window on front elevation	PERMIT	DEL	01/06/2017
-----------------------	--	--	--------	-----	------------

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 window is considered to be an enhancement to the building and this part of the conservation area, and to be acceptable. Therefore, the proposal is in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 131 and 137 of the National Planning Policy Framework.

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

Reasons

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

17/00739/PNFG	Land at NGR 278124 103377 (Davidsland) Coplestone Devon	Prior notification for the erection of a forestry storage building	PDA	DEL	02/06/2017
----------------------	--	---	-----	-----	------------

Conditions

The proposed development is considered to be reasonably necessary for the purposes of forestry. As such the proposal is considered to comply with the provisions of Class E, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015.
