

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01790/FULL	Land and Buildings at NGR 304391 111754 (Unit 4) Uffculme Road Willand Devon	Erection of a building for secure storage and vehicle repair and servicing (B2/B8 use)	PERMIT	DEL	07/06/2017

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 development is to be undertaken fully in accordance with the submitted Written Scheme of Investigation (WSI) prepared by Oakford Archaeology (document ref OA project No 1422 and dated May 2017, submitted to the Authority).
- 4 The external materials of the development hereby approved shall match in colour and materials those used on the adjacent building north east of the site (Ostomed).
- 5 Within one calendar month of the first use of the new building for the permitted use, all containers, portacabins and caravans are to be removed from the outdoor areas of the site and thereafter the areas outside the approved building shall be used solely for the parking and turning of vehicles and no materials, goods, products, chattels, scrap or waste shall be stored outside of any building, at any time.
- 6 Prior to the first occupation/use of the building the drainage shown in plan PDL-100REV D shall be fully implemented and be so retained and maintained to provide the necessary discharge of surface water.
- 7 No manufacturing, fabrication or other industrial process of any kind, except loading and unloading of vehicles, shall take place outside the proposed building within the curtilage of the site.

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 that an appropriate record is made of archaeological evidence that may be affected by the development, in accordance with policy DM27 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 and paragraph 141 of the National Planning Policy Framework.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character of the area in accordance with Policies DM2 and DM20.
- 5 To ensure the site remains available for the needs of the business in terms of adequate parking and manoeuvring of articulated Lorries and to safeguard the character and amenities of the area in accordance with Policies DM2 DM8 and DM20.
- 6 To ensure the site provides appropriate surface water drainage and does not create flooding issues in the future, in accordance with policy DM2 of Local Plan Part 3 (Development Management Policies).
- 7 To ensure the external area remain available for adequate parking and manoeuvring of articulated Lorries and to safeguard the character of the area in accordance with Policies DM2 DM8 and DM20.

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Reasons

The proposal relates to the expansion of an existing business with acceptable impact on the local road network and the character and appearance of the area. It is considered that whilst there are nearby industrial estates potentially with available space, they would not be suitable for the needs of the business. Suitable parking and turning provision has been made for traffic attracted to the site. Adequate drainage is proposed to serve the development and subject to conditions the proposal will not cause harm to archaeological interests. Subject to specific conditions the proposed development is considered to be acceptable with respect to Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM2, DM3, DM8, DM20 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.

16/01982/FULL	Hartnoll Country House Hotel Bolham Tiverton Devon EX16 7RA	Erection of three-storey extension to form spa, conversion of roof to form additional bedrooms with dormer windows, extension of ground floor restaurant area, and relocation and remodelling of existing sun lounge	PERCON	DEL	06/06/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until details/samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 No development shall begin until working details of the new external doors, door frames, windows and dormer windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors, doorframes, windows and dormer windows shall be in accordance with these approved details, and be so retained.
- 5 Prior to their installation details of the materials, finish, and dimensions of the lettering to be used for the 'Hartnoll Hotel' lettering on the east elevation of the extension shall be submitted to and approved in writing by the Local Planning Authority. The lettering installed shall be in accordance with the approved details.
- 6 Retail sales from the premises shall be limited to the sale of goods associated with the spa to which this permission relates, and for no other purpose within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2, DM13 and DM27.			
4		To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM13 and DM27.			
5		To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2, DM13 and DM27.			
6		The site is in the open countryside where a general retail use would be contrary to adopted planning policy, however the approved use is in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM19 of the Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework (NPPF).			

Reasons

The extensions to the hotel have a coherent design and will not detract from the character or appearance of the conservation area or surrounding street scene. The extensions are substantial but commensurate with the size of the hotel and its surroundings. The extensions will provide additional tourism facilities in accordance with policy and there is sufficient parking on site to accommodate vehicles attracted to the site. The site is in flood zone 3, however floor levels will be slightly higher than surrounding ground level. The proposals are in accordance with Policies COR2, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), together with Policies DM2, DM6, DM8, DM24 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00223/HOUSE	Dunsaller Thorverton Exeter EX5 5JR	Installation of a replacement package treatment plant	PERMIT	DEL	05/06/2017
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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 works by virtue of their scale, massing, design and location are not considered to harm the amenity of the surrounding landscape. As such the proposal is considered to comply with COR2 of the Mid Devon Core Strategy (Local Plan Part 1), and DM2 of the Local Plan Part 3 (Development Management Policies).

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Reasons

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

17/00286/CLU	Land at NGR 295469 111691 (Outbuilding at Stable Barn) Collipriest Devon	Certificate of lawfulness for the existing use of garage, workshop and games room as a separate residential dwelling in breach of condition (d) of planning permission 90/01838/FULL for a period in excess of 4 years	SPLIT	DEL	07/06/2017
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Conditions

- 1 From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority, on the balance of probability the Games Room has been occupied continuously as a separate dwelling for a period in excess of four years. The certificate granted demonstrates what the Local Planning Authority considers to be the relevant area of occupation as a separate dwelling - this is the Games Room only.

Reasons

- 1 No evidence has been submitted that the garage, parking area, garden or additional land has been used solely in conjunction with the Games Room as a separate dwelling. Therefore these areas do not form part of the approved certificate and are consequently refused.

17/00335/LBC	6A Castle Street Bampton Tiverton Devon EX16 9NS	Listed Building Consent for internal and external alterations	PERMIT	DEL	08/06/2017
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works are considered to be justified and reasonable and will not remove historic fabric nor 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.

17/00507/TPO	The Garden House Threshers Crediton Devon EX17 3NL	Application to crown lift 2 Pine trees by 4m and 5m; reduce crown of 1 Silver Birch tree by 5m; and crown lift 4 Lime trees by 7m and remove branches protected by Tree Preservation Order 08/00010/TPO	SPLIT	DEL	08/06/2017
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown lift Pine T1 to clear 4m between the ground and canopy. Pruning should be to small diameter secondary branches only b) Crown lift Pine T2 to clear 5m between the ground and canopy. Pruning should be to small diameter secondary branches only c) Crown raise Lime trees T3, T4 and T5 to give 7m clearance between the canopy and the ground. Pruning should be small diameter secondary branches only.

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

The crown lifting work of two Pines and 3 Limes is acceptable, by pruning small secondary branches.

Reasons

- 1 The proposal to reduce the Birch and remove large limbs from T1 (Pine) should be refused on the grounds that there is no arboricultural justification for the works and the pruning may be detrimental to the health of the trees.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00532/FULL	3 The Avenue Tiverton Devon EX16 4HR	Erection of replacement dwelling	PERMIT	DEL	07/06/2017

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 demolition of the existing dwelling and garage shall take place in accordance with the description of works submitted to the Local Planning Authority via email by the applicant, dated the 11th of May 2017.
- 4 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 5 The development hereby permitted shall be carried out at all times strictly in accordance with the recommendations contained in Section 5 of the submitted and approved Bat Survey Report, dated May 2017 by Blackdown Environmental. The external lighting shall be provided in accordance with the sensitive lighting plan as shown on drawing 01400/3A submitted to the Local Planning Authority on the 1st of June 2017, any lighting installed shall be in accordance with the approved plan and be retained as such thereafter.
- 6 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (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 of Part 1 and Class A of Part 2 relating to the enlargement of the dwellinghouses, provision of windows and other openings, or roof alterations, shall be undertaken within the 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 In the interests of public health and protection of the environment.
- 4 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.
- 5 To ensure that the habitats of protected species are not demonstrably harmed as a result of the proposed development.
- 6 To safeguard the visual amenities of the area and to ensure the site is not overdeveloped, in accordance with policy DM2.

Reasons

The proposed replacement dwelling is considered to be acceptable in policy terms. The design of the dwelling proposed is considered to take account of the context, local character and density of development. The dwelling exceeds the national floor space standards and is considered to have suitable sized rooms and an overall floor space that allows for movement within the building and is adaptable to meet the changing needs of a range of occupiers. The proposed dwelling will have adequate amenity space along with sufficient space within the dwelling curtilage for refuse and recycling storage. The proposal incorporates improved access arrangements improved parking facilities, adequate for the parking and turning of at least two cars. Overall, the proposed replacement dwelling is considered to be in accordance with COR2, COR9, COR13 Mid Devon Core Strategy (Local Plan Part 1), DM2, DM3, DM8, DM14, DM15 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 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.

17/00559/FULL	Land at NGR 305146 112110 (South of Hitchcock's Business Park) Uffculme Devon	Construction of replacement attenuation basin for surface water drainage following infill of existing basin	PERCON	DEL	06/06/2017
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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 part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site (including the development at Hitchcocks Business Park which discharges to the existing attenuation basin on the site) for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the development site and the infilling of the existing attenuation basin.

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 that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area in accordance with policy COR11 of Mid Devon Core Strategy (Local Plan Part 1) and DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

The proposed extension of the existing attenuation basin by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the site or its surroundings. In addition the proposed will be a physical and aesthetic improvement to the present attenuation basin and will be seen as a more natural feature in the landscape. As such the proposal is considered to comply with Policy COR11 of the Core Strategy and policy DM2 of Adopted Mid Devon Local Plan Part 3 (LDF) 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00560/FULL	Lower Demmitts Posbury Crediton Devon EX17 3QE	Removal of mobile home and erection of an agricultural worker's dwelling (Revised scheme)	PERCON	DEL	09/06/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of 12 calendar month 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 roof covering of the development hereby approved shall be of natural slate a sample of which shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and retained.
- 4 The dwelling hereby approved shall not be occupied until a plan indicating the height, positions, design, materials and type of all boundary treatment to be erected on the site has been first submitted to and approved in writing by the Local Planning Authority; such boundary treatment shall subsequently be so implemented in accordance with the approved details and thereafter retained.
- 5 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.
- 6 The dwelling hereby approved shall not be occupied until the existing temporary dwelling as previously approved under 07/01255/FULL is first removed.
- 7 No external lighting shall be provided unless an application in that regard is first submitted to and approved by the Local Planning Authority.
- 8 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, E, G of Part 1, relating to the enlargement or alteration of the dwelling or its roof, and the provision of outbuildings or Class A of Part 2 of Schedule 2, relating to fences and other enclosures, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 9 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 and where remediation is necessary a remediation scheme must be prepared 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.
- 10 The double garage hereby granted shall be used solely for parking and storage in connection with the occupation of the proposed dwelling and not for any habitable use of the occupation of that dwelling.

Reasons

- 1 To ensure that the accommodation continues to meet with the needs of an essential rural worker in connection with the existing agricultural enterprise where it has been established that there will be a functional need for permanent accommodation on the site and also having regard to the already expired consent for a temporary worker's dwelling at this site, as approved under 07/01255/FULL
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
5		The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and guidance in National Planning Policy Framework (NPPF).			
6		To accord with the nature of the development and to ensure that only one agricultural worker's dwelling is provided on this site having regard to Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) ,Policy DM10 of the Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework (NPPF).			
7		Having regard to the hilltop setting and to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
8		To safeguard the visual amenities of the area and to ensure that the dwelling remains of a size commensurate with the needs of the agricultural holding to which it relates in accordance with: Mid Devon Core Strategy 2 (Local Plan Part 1) Policy COR2, Local Plan Part 3 (Development Management Policies) Policies DM2 and DM10 and the National Planning Policy Framework.			
9		To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies) and Government advice in National Planning Policy Framework.			
10		To ensure that the dwelling remains of a size commensurate with the needs for the agricultural holding to which it relates in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM10 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.			

Reasons

The dwelling proposed is deemed to be necessary to meet the essential need for the full-time presence of an agricultural worker/manager to serve the beef and sheep unit based on the holding known as Lower Demmitts Farm. The siting, layout, scale and massing of the dwelling as now proposed is considered to be acceptable and there will be no unreasonable impacts on the visual or other environmental amenities of the area, highways safety or on any neighbouring occupiers. The applicant has made appropriate arrangements to ensure provision of the necessary off site financial contributions in accordance with Policy AL/IN/3. Accordingly the proposal meets with the requirements of Policies COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), Policies DM1, DM2, DM8, DM10 and DM14 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

Reasons

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

17/00562/HOUSE	17 St Andrew Street North Tiverton Devon EX16 6PH	Erection of ground floor extension following demolition of existing extension	PERMIT	DEL	06/06/2017
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Conditions

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

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3 Notwithstanding those details provided in the application, the guttering and rainwater goods are not approved. Further details of a rainwater good system shall be supplied to the local planning authority and agreed in writing.

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 that the rainwater goods design fits with the modern design of the approved extension and creates a cohesive design approach in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management policies)

Reasons

The proposed development is considered to be appropriately detailed and whilst introducing a modern extension, respects the character, scale, setting and design of the dwelling, as well as the setting of the listed building. The development proposed does not cause significant adverse impacts on neighbouring properties. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM2, DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

Reasons

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

17/00564/LBC	17 St Andrew Street North Tiverton Devon EX16 6PH	Listed Building Consent for erection of ground floor extension following demolition of existing extension	PERMIT	DEL	06/06/2017
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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 Notwithstanding those details provided in the application, the guttering and rainwater goods are not approved. Further details of a rainwater good system shall be supplied to the local planning authority and agreed in writing.

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 rainwater goods design fits with the modern design of the approved extension and creates a cohesive design approach complimentary to the listed building and in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management policies).

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Reasons

The proposed works do not harm significant historic fabric and whilst introducing an extension of overtly modern design, are not considered to cause harm to the listed building. The works will therefore preserve its significance and special architectural, historic and visual interest. 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.

17/00568/LBC	12 Church Street Tiverton Devon EX16 5HX	Listed Building Consent for internal alterations including installation of new staircase, removal of existing staircase, and separation of ground floor from first and second floors	PERMIT	DEL	07/06/2017
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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 The staircase hereby approved shall be constructed of timber only.
- 4 New architraves, skirting boards and hand rails shall be added where appropriate to ensure a match with the original features of the building.
- 5 New doors inserted in the building will match in all respects the original internal doors of the building.

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 In order to ensure the use of materials appropriate to the listed building in accordance with policy DM27 Local Plan Part 3 (Development Management Policies).
- 4 In order to preserve the visual, architectural and historic interest of the listed building in accordance with policy DM27 Local Plan Part 3 (Development Management Policies).
- 5 In order to preserve the visual, architectural and historic interest of the listed building accordance with policy DM27 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 alteration will allow improved access to the flat at first and second floor level directly from the street, providing better long term viability for the flat. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00589/FULL	Land at NGR 272946 105275 (Nymphayes Farm) Down St Mary Devon	Erection of an agricultural workers dwelling	PERMIT	DEL	06/06/2017

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
- 3 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site.
- 3 The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1), Policy DM10 of the Local Plan Part 3 (Development Management Policies) and National Policy in the National Planning Policy Framework.

Reasons

The application is for the erection of an agricultural worker's dwelling on the Nymphayes Farm holding in the open countryside is acceptable with access from the existing farm drive. An agricultural appraisal has been submitted which demonstrates that the circumstances at the holding justify the need for an additional dwelling on the site and that the site as proposed is a suitable location on the holding for the dwelling. The means of access and connectivity back to and proximity with the farm yard area is considered acceptable, and there are no concerns regards flooding. No highway safety concerns are envisaged, and/or concerns regards flooding. The layout, scale, appearance of the dwelling and landscaping to the garden area as submitted are considered acceptable in demonstrating that it will be possible to accommodate a dwelling on the site which is considered reasonable and commensurate with the scale of the operation undertaken on the holding, and in a manner which is acceptable from a landscape perspective, without adversely affecting the amenities of any neighbouring occupiers. A conditions is recommended to control the use of the dwelling so that it is not occupied other than for an agricultural worker. On this basis the proposal accords with the following Policies: COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM10 and DM14 of the Local Plan Part 3 (Development Management Policies) and AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and policy guidance in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
17/00594/HOUSE	17 Brewin Road Tiverton Devon EX16 5DN	Erection of front and rear single storey extensions	PERMIT	DEL	06/06/2017

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.

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 extensions in terms of their scale, design and position is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling and will not detrimentally impact on the adjacent conservation area. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2, COR11 and COR13 of the Local Plan Part 3 (Development Management Policies) DM2, DM8 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

17/00596/HOUSE	Capri Broad Close Crediton Devon EX17 3NQ	Alterations to roof to include increase in height, change of hipped roof to gable end and installation of dormer windows	PERMIT	DEL	08/06/2017
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Conditions

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

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for alterations to roof to include increase in height, change of hipped roof to gable end and installation of dormer windows is considered to be supportable in policy terms. The increasing in scale by virtue of the alterations to the roof are not considered to dominate the host dwelling or its relationship with the adjoining property or the wider street scene. The existing property is not of any particular architectural merit and the proposed alterations are not considered to harm its character or appearance. There are no concerns regarding over development of the dwelling curtilage. It is not considered that the alterations to the dwelling would significantly alter the relationship with the neighbouring property or result in any significant adverse impacts to the amenity of neighbouring properties to the extent that a refusal could be justified. Overall and on balance the proposal is considered to be in accordance with the following policies COR2 of the Mid Devon Core Strategy (Local Plan part 1), DM2 and DM13 of the Local Plan part 3 (Development Management Policies).

Reasons

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

17/00597/PNCOU	Land and Buildings at NGR 276964 108875 (Hill Barton) Morchard Bishop Devon	Prior notification for the change of use of agricultural building to 2 dwellings under Class Q	APA	DEL	06/06/2017
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Reasons

Prior approval is not required and the provision of these two dwellings meet with the requirements of Class Q of Part 3. In granting approval, the applicant should note that, paragraph 3 of section Q2 of the GPDO requires the development to be completed within a period of three years starting with the date of this decision, and paragraph 12(a) of section W of the GPDO requires the development to be carried out in accordance with the approved details which allow for a conversion and not a new build project.

17/00614/PNCOU	Alarmtec Ltd 49 Fore Street Bradninch Exeter Devon EX5 4NN	Prior notification for the change of use of office (Class B1 (a)) to dwelling (Class C3) under Class O	PDA	DEL	07/06/2017
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Reasons

- The Local Planning Authority do not consider that prior approval is required with regards to transport and highways as the building is in the defined settlement area of Bradninch and is a former dwelling. While there is no parking provision associated with the property it is possible to park on the roadside and there is a public car park approximately 300 metres to the east of the property. There are no known contamination risks on the site although the environmental health team have indicated that an asbestos survey should be carried out prior to commencing works (please refer to environmental health consultation response). The site is not in flood zones 2 or 3 and is not considered to be at risk of flooding. The principle of changing the use of the building meets the criteria set out in Class O and prior approval is not required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00615/PNCOU	Alarmtec Ltd 49A Fore Street Bradninch Exeter Devon EX5 4NN	Prior notification for the change of use of office (Class B1(a)) to dwelling (Class C3) under Class O	PDA	DEL	07/06/2017

Reasons

- 1 The Local Planning Authority do not consider that prior approval is required with regards to transport and highways as the building is in the defined settlement area of Bradninch and is a former dwelling. While there is no parking provision associated with the property it is possible to park on the roadside and there is a public car park approximately 300 metres to the east of the property. There are no known contamination risks on the site although the environmental health team have indicated that an asbestos survey should be carried out prior to commencing works (please refer to environmental health consultation response). The site is not in flood zones 2 or 3 and is not considered to be at risk of flooding. The principle of changing the use of the building meets the criteria set out in Class O and prior approval is not required.

17/00642/FULL	Land and Buildings at NGR 281831 109958 Higher Menchinedown Farm Black Dog Devon	Erection of stable block and store	PERMIT	DEL	08/06/2017
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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 use of the building hereby permitted shall only be for the benefit of, and shall be carried on only by, the occupants of the existing dwelling currently known as Higher Menchinedown Farm. The building shall not be sold, let or used for any commercial activity.

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 the character of the area and to prevent an unacceptable increase in traffic on the local highway network in accordance with policy COR18 and DM23.

Reasons

The application scheme for the erection of stable block and store is considered to be supportable in policy terms. The design, scale, location and materials proposed for the new building are considered to be acceptable and the presence of the building would not harm the character or landscape of the rural area. By virtue of the separation distance it is not considered that the proposal would result in any adverse impacts to the amenity of neighbouring properties. Whilst it is recognised that there are a number of existing stable buildings on the site, on the basis that the application scheme building will be utilised for private equestrian purposes only, the provision of additional equestrian facilities is not likely to result in a significant increase in traffic on the local highway and therefore any significant adverse impacts to other users of the highway. Overall the proposal is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM23 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

17/00657/HOUSE	Ley Barn Westleigh Tiverton Devon EX16 7HN	Retention of PV solar panels on roof and flues for pellet boiler and cooker	PERMIT	DEL	05/06/2017
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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 retention of PV solar panels on roof and flues for pellet boiler and cooker at Ley Barn, Westleigh is considered to be supportable in policy terms. The installation of the solar panels and flues are considered to respect the character, scale, setting and design of the dwelling. There will be no adverse impact on occupants of neighbouring properties or the setting of the adjacent Conservation Area. On this basis the application scheme is considered to comply with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2, DM13 and DM27 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 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.

17/00778/PNAG	Land at NGR 305412 107534 Dead Lane Cross Kentisbeare Devon	Prior Notification for the erection of an agricultural storage building	PDA	DEL	07/06/2017
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Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00804/NMAA	Summerhayes Kennerleigh Crediton Devon EX17 4RS	Erection of 2 dwellings following demolition of Westhayes and Summerhayes and associated works Non Material Amendment for 15/01842/FULL to allow the omission of the stone cladding in lieu of painted render and 2 additional windows; 1 to the machine store	PERMIT	DEL	09/06/2017

Reasons

The scope of the alterations for the replacement dwelling on the Summerhayes plot do not materially affect the overall appearance of the approved scheme and how it relates to the Conservation Area, and or affect it's relationship with the existing and proposed neighbouring land-uses.

Reasons

1.The provision of an additional window to the machine store room 2.The provision of an additional window to the car port room. 3.Use of painted render instead of rubble stone to form end part of walling on the north elevation.

17/00809/NMA	Blackberry Gate Lapford Crediton Devon EX17 6LY	Erection of garage with utility room above (incorporating, w.c and washroom facilities) following demolition of existing garage building. Non Material Amendment for 17/00350/HOUSE to allow reduction to overall width and length; alterations to utility ridg	PERMIT	DEL	07/06/2017
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Reasons

The proposed alterations as now proposed to the originally approved scheme under LPA ref: 17/00350/HOUSE, are not considered to be a material change in the scale of the proposed extension or a material change in the appearance of the scheme. The alterations to the scheme reduce the scale of the extension and therefore it is not considered that it would harm the amenity of the neighbouring property.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Various alterations to the previously approved scheme including: Correction to the ridge height of the lean to utility as shown on the west elevation, to match the detail shown on the North and East elevations. Alterations to the roof pitch by lowering the wall plate Move the velux roof light on the north elevation of the proposed extension Reduction in the overall width of the 150mm (from 6m to 5.85m) Reduction in overall length by 150mm (from 7.85m to 7.70m) The plans listed below are those approved. The development must be undertaken in accordance with approved plans on the original application except where amended by those below. No substitution should be made without the prior consent from the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken. Drawing ref 3. Proposed new garage and utility room (amended 14th May 2017) received by the Local Planning Authority on 17th May 2017. Drawing ref 4. Proposed New Elevations (amended 14th May 2017) received by the Local Planning Authority on 17th May 2017. Drawing ref 5. Proposed loft room with en-suite (amended 14th May 2017) received by the Local Planning Authority on 17th May 2017.

17/00815/NMA	Land at NGR 278786 103130 (Endfield Farm) New Buildings Sandford Devon	Non-Material Amendment to change external finishes - Reserved Matters for the erection of an agricultural worker's dwelling following Outline approval 14/01756/OUT	PERMIT	DEL	09/06/2017
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Reasons

The scope of the alterations for the Agricultural Workers dwelling at Endfield Farm as set out above do not materially affect the overall appearance of the scheme as it was initially approved.

Reasons

1. The scope of the proposed alterations relates to a new location and detail for the Chimney Flu stack and alterations to the palette of materials for the construction of the dwelling as follows: - Walls - White smooth render with natural untreated larch cladding - Roof - Natural slates - Windows - Aluminium (in grey) - Fascia, barge and soffit - Grey timber - Rainwater goods - black uPVC