

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
14/00881/MOUT	Land East of Tiverton, South of A361, and Both North and South of Blundells Road Uplowman Road Tiverton Devon	Outline for a mixed use development comprising up to 700 dwellings, 22,000 square metres of B1/B8 employment land, care home, primary school and neighbourhood centre with associated access including a left in left out junction on the westbound A361 and ac	PERCON	COMM	12/06/2017

Conditions

- 1 Before any part of a phase of the development hereby permitted is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the building(s), and the landscaping of the relevant phase (hereinafter called the Reserved Matters) shall be submitted to and be approved in writing by the Local Planning Authority.
- 2 Prior to the submission of a reserved matters application the following supporting information shall be submitted to and approved in writing by the Local Planning Authority:
 - i) Illustrated urban design and architectural principles, including block types and principles, parking, boundaries, public realm codes for character areas and architectural guidelines,
 - ii) A strategy for the management and maintenance of all green infrastructure across the application site and the other relevant land owned by the applicant that falls within the boundaries of the adopted Masterplan Area. The Strategy document shall set out the management, maintenance, access and use arrangements for each land parcel and a delivery plan identifying a trigger date for the completion of each of the relevant land parcels.
 - iii) A low emissions strategy.
 Reserved matters applications for the site shall incorporate the approved details.
- 3 Application(s) for approval for the Reserved Matters relating to the first phase shall be made to the Local Planning Authority before the expiration of four years from the date of this permission, and they shall accord with the guiding principles as set out at section 3.3 of the adopted Masterplan.
- 4 Application(s) for approval for all Reserved Matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this permission and shall accord with the guiding principles as set out in Section 3.3 of the Adopted Masterplan.
- 5 The first and subsequent phases of the development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters relating to that phase which have been approved, whichever is the latter.
- 6 The detailed drawings required to be submitted by Condition 1 and information submitted under Reserved Matters applications shall include the following information:
 - i) Boundary treatments, existing site levels, finished floor levels, long and cross sections through the relevant phase indicating relationship of proposed development of the phase with existing adjacent development with properties in Poole Anthony Drive and Mayfair and/or other phases where appropriate
 - ii) Provision of a landscaped buffer where the relevant phase shares a party boundary with existing properties on Mayfair and Poole Anthony Drive in accordance with the adopted masterplan.
 - iii) Protective measures for all Grade A trees and hedges on the relevant phase.
 - iv) Measures to demonstrate that non-residential floorspace complies with the carbon footprint targets as set in the policy AL/IN/6 and AL/TIV/5
 - v) Where a phase of development impacts upon the landscape setting of Knightshayes Court as identified in the report 'The Setting of Knightshayes Park and Garden. A Historic Landscape Assessment. September 2007':
 - ii) A single image photomontage of the proposed development from Knightshayes Court and its curtilage the location of which will have been agreed in advance with the Local Planning Authority;
 - iii) A Heritage asset setting protection statement. The submission shall include an assessment of the impact of the proposed development on Knightshayes Court and its setting (as defined in the report 'The Setting of Knightshayes Park and Garden. A Historic Landscape Assessment. September 2007' and associated Figure No.48) and details of hedgerow provision and retention or other measures to reduce any visual impact of the proposed development.
 - vi) A habitat assessment and mitigation plan for the relevant phase

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7		The Reserved Matters for a particular phase must include full details of a surface water drainage management plan relating to the relevant phase. The surface water drainage management plan must be designed in accordance with the principles of the approved Flood Risk Assessment (Report Ref. C698-DOC3 FRA Issue 2, Rev. 2, dated 21st November 2014) so that there is no increase in the rates and volumes of surface water runoff from the site resulting from the development, whilst also providing benefits to water quality, visual amenity and biodiversity. For the avoidance of doubt, the surface water drainage management plan(s) must take into account the impact of the development of the relevant Phase on the sub-catchment area in which the Phase is situated. No development on a Phase shall commence until the full details of the relevant surface water drainage management plan have been approved in writing by the Local Planning Authority, in consultation with Devon County Council as Lead Local Flood Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.			
8		The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.			
9		The development hereby approved shall not be carried out otherwise than in accordance with a phasing programme which shall previously have been submitted to and approved by the Local Planning Authority in writing.			
10		The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out: A) The spine road and cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; B) The spine road and cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; C) The cul-de-sac visibility splays have been laid out to their final level; D) The street lighting for the spine road and cul-de-sac and footpaths has been erected and is operational; E) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; F) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; G) The street nameplates for the spine road and cul-de-sac have been provided and erected.			
11		There shall be no occupation of development within the application site until the first phase of the A361 road junction (known as the 'left in left out' southern slips) and linking road between the new A361 road junction and Blundell's Road consented under planning permission 14/00667/MFUL have been constructed, are completed and made available for public use.			
12		There shall be no occupation of development within the application site until the roundabout at the junction of Blundell's Road and the link road hereby approved has been constructed and made available for public use.			
13		No part of the development shall be accessed from West Manley Lane unless and until details for the provision of passing places and/or highway mitigation measures on West Manley Lane have been submitted to and agreed in writing with Local Planning Authority and thereafter implemented prior to the occupation of any part of the development which is proposed to be accessed from West Manley Lane.			
14		Prior to commencement of development of each phase of the site a Construction Management Plan (CMP) shall have been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following: (a) The timetable of the works; (b) Daily hours of construction; (c) Any road closure; (d) Hours during which delivery and construction traffic will travel to and from the site; (e) The number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f) The compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g) Areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (h) The means of enclosure of the site during construction works; (i) Details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (j) Details of wheel washing facilities, road sweeping and strategies to mitigate against any dust, noise, fumes, odour and waste that arise from the development hereby approved; (k) The proposed route of all construction traffic exceeding 7.5 tonnes; (l) Details of the amount and location of construction worker parking; (m) Photographic evidence of the condition of adjacent public highway prior to commencement of any work.			

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15		No development shall take place on the relevant phase 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 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 District Planning Authority.			
16		Noise from operations conducted at any of the employment premises on the application site shall not at any time exceed a decibel level of LAeq (1hour) 55 dB as measured on any boundary of the site with adjoining residential properties, between the hours of 0700 and 1900 on Mondays to Fridays and 0700 and 1300 on Saturdays, and LAeq (15min) 45 dB(A) during any other time including Bank Holidays.			
17		No more than 320 of the dwellings on the application site shall be occupied, until the completion of works to ensure sufficient capacity within the public foul sewerage network to accommodate the foul sewage discharge from the development proposed, or it is confirmed in writing by the sewerage undertaker that sufficient capacity exists to accommodate the development.			
18		No more than 300 of the dwellings permitted hereby may be occupied unless and until a scheme for 3 private Gypsy and Traveller pitches has been submitted to and approved in writing by the Local Planning Authority, such scheme to include details of: (a)The location of the pitches within the site of the development hereby permitted; (b)The specification for laying out of the pitches; and (c)The management of the pitches, including the arrangements for making the pitches available for occupation by the Gypsy and Traveller community.			
19		No more than 525 of the dwellings permitted hereby shall be occupied unless and until the 3 private Gypsy and Traveller pitches have been laid out and made available for occupation in accordance with the details of the scheme approved under condition 18. The pitches shall thereafter at all times be maintained, retained and made available for occupation in accordance with the said scheme and shall only be occupied by persons meeting the definition of gypsies and travellers in accordance with the 'Planning policy for traveller sites' DCLG 2015 (or as subsequently amended) or their dependents.			

Reasons

- 1 To ensure the timely delivery of a complex site which will be sold to and developed by a multiple number of developers. The proposed wording allows reserved matters to be submitted on a phased basis.
- 2 To ensure the site is developed in accordance with the adopted Masterplan for the Tiverton Eastern Urban Extension and Policies AL/TIV/1-AL/TIV/7 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2).
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 To ensure the timely delivery of a complex site which will be sold to and developed by a multiple number of developers.
- 5 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 6 To enable the Local Planning Authority to consider whether adequate provision is being made for the matters referred to in the condition.
- 7 To protect water quality and minimise flood risk and in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 8 To ensure that adequate information is available for the proper consideration of the detailed proposals and in accordance with policy DM2.
- 9 To ensure the proper development of the site and to safeguard with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 10 To ensure that adequate access and associated facilities are available for the traffic attracted to the site with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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11		To ensure that the A361 left in left out southern part of the junction together with road linking to Blundell's Road is available in advance of the occupation of development in order to accommodate traffic attracted to the site in the interests of the safety of users of the public highway and to protect the amenities of the nearby residents and the amenities and character of the area in accordance with the National Planning Policy Framework.			
12		To minimise the impact of the development on the highway network in accordance with policy in National Planning Policy Framework.			
13		To minimise the impact of the development on the West Manley Lane and in accordance with the National Planning Policy Framework.			
14		To minimise the impact of the development on the highway network during the construction phases, and in accordance with policy in National Planning Policy Framework.			
15		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 Local Plan Part 3 (Development Management Policies).			
16		To ensure that the proposed development does not prejudice the amenity of residents in the locality by reason of noise.			
17		To ensure there are adequate water company (public) sewerage facilities to receive foul water flows from the development in order to safeguard the environment.			
18		In order to secure accommodation required by members of the gypsy and traveller community in accordance with policy AL/TIV/1.			
19		In order to secure accommodation required by members of the gypsy and traveller community in accordance with policy AL/TIV/1.			

Reasons

The principal of developing the site for up to 700 dwellings, 22,000 square metres employment floor space, primary school, care home and neighbourhood centre and the proposed means of access to service the application site are the issues for consideration through this outline application. The quantum and density of development proposed reflects the policy aspirations established in the relevant development plan policies and the adopted Masterplan. The design process and guiding principles set out in the adopted Masterplan provide a framework to guide the reserved matters process. This is supplemented by the publication of the Design Guide prepared by Mid Devon District Council with feed in from key stakeholders. Matters relating to architecture and design of all buildings, height, scale and massing of all buildings, design and layout of public and other highway infrastructure (carriageway, footpath, cycleway) within the site area, design and layout of open space areas and green infrastructure, design of other landscaped areas, drainage infrastructure and parking provision are all reserved for future consideration. The delivery arrangements for improvements to the existing and new highway infrastructure, including via a new junction onto and off of the A361 as already permitted, are controlled by condition and/or as part of the Section 106 agreement as agreed. The level and tenure of affordable housing as recommended is considered acceptable reflecting on the scale and quantum of financial contributions required to deliver new and improved infrastructure off site, including improvements to the highway network, education and community facilities. No issues are raised in terms of this application scheme regards drainage, archaeology, flood risk and/or ground contamination or the impact on protected species/biodiversity. The delivery of development on this application site can be achieved in line with the highways infrastructure triggers as set out in the adopted Masterplan, and the triggers and phasing within AL/TIV/6. Permission has already been granted for the provision of the Left-In Left-Out and Full Grade junctions which are to be provided on land within the applicant's ownership. It is considered that the application scheme can provide safe access to the site during construction and post occupation without having severe impacts on the transport network. The Highway Authority has confirmed their support for this application and the means of access that have been proposed. On this basis the application scheme is considered acceptable and therefore meets the requirements of Policies COR1, COR2, COR3, COR4, COR8, COR9, COR11 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), Policies AL/DE/1-5 and AL/IN/3 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Policies DM1, DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies), (as far as is relevant to the application details) and Supplementary Planning Document relating to meeting housing needs. The application is generally in accordance Policies AL/TIV/1-7 and the Tiverton Eastern Urban Extension Masterplan Supplementary Planning Document in respect of the phasing and delivery of highway infrastructure. The delivery of the new A361 junction (both LILO and Full grade junction) is within land controlled by the applicant and external government funding has been granted toward the cost of the provision of the LILO junction. Financial contributions towards highway infrastructure, primary school etc are required via the S106 agreement. The application is recommended for approval with a series of conditions to control many aspects of the development of the site. They allow development to come forward in a considered and controlled manner whilst securing the funding to deliver the required highway infrastructure.

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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 working positively and proactively. 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.

17/00217/FULL	Land at NGR 310932 109654 (The Shippens) Blackborough Devon	Erection of a polytunnel	PERMIT	DEL	14/06/2017
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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

On balance, the proposed erection of a polytunnel is considered to be supportable in policy terms. The development is considered to be reasonably necessary in supporting the needs of the residents occupying the site. Given the location of the development which is fairly well related to other structures on the site, it is not considered that the proposal will have adverse impacts on the living conditions of any local residents or on the visual amenity of the Blackdown Hills Area of Outstanding Natural Beauty. The design of the polytunnel is typical of many other agricultural and domestic polytunnels seen across the country. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM2, DM22 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00248/FULL	9 High Street Cullompton Devon EX15 1AB	Erection of 6 flats in three-storey building following demolition of 2 single storey redundant buildings and provision of parking	PERCON	DEL	14/06/2017

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 their use on the development, details/samples of the materials for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used on the development.
- 4 The proposed flats shall not be occupied until the refuse store and facilities allocated for storing of recyclable materials and cycle storage have been provided in accordance with the approved plans. All refuse, recyclable materials and cycles associated with the development shall either be stored within the dedicated facilities or internally within the building on the application site.
- 5 Construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 09.00 to 13.00 hours on Saturdays and at no time on Sundays and Bank Holidays.
- 6 All telephone, electricity and mains gas services to the building shall be placed underground.

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 preserve the character and appearance of the conservation area, in accordance with policy DM27 of the Local Plan 3 (Development Management Policies).
- 4 To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for storage and recycling, in accordance with policies DM2 and DM14 of the Local Plan 3 (Development Management Policies).
- 5 To protect the privacy and amenities of neighbouring occupiers in accordance with policies DM2 and DM14 of the Local Plan 3 (Development Management Policies).
- 6 In order to safeguard the historic visual amenity of area - Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM27.

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Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Cullompton. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. There is sufficient distance and intervening landscaping between the proposed dwellings and the neighbouring properties not to affect the living conditions of the occupiers of those dwellings to an unacceptable degree. The proposal is therefore in accordance with policies COR1, COR2, COR3, COR9, COR12, COR14 of the Mid Devon Core Strategy 2007, together with policies DM1, DM2, DM3, DM8, DM14, DM15 and DM27. The development has not made provision for improvement of public open space and air quality in order to mitigate its impact, however, the applicant has demonstrated that the proposal would not be viable if these contributions were to be made. The benefits of the development are considered to outweigh the harm.

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.

17/00300/MOUT	Land at NGR 305578 112053 Uffculme Road Uffculme Devon	Outline for the erection of 30 dwellings and new vehicular and pedestrian accesses	REFUSE	COMM	16/06/2017
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Reasons

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

Reasons

- 1 The application site is outside the current settlement limit boundaries of the village of Uffculme and is in the open countryside. Policy COR18 of the adopted Mid Devon Core Strategy (Local Plan Part 1) seeks to strictly control development outside settlement limits and a development in this location of the scale as proposed would not be permitted under criteria a - f of this adopted policy. Neither is the site proposed to be allocated for housing within the Councils Local Plan Review 2013 -2033. The applicant asserts that the Local Planning Authority cannot demonstrate that it has an adequate five year supply of housing land as required by the National Planning Policy Framework, and therefore Policy COR18 should be afforded limited weight and that the application should be determined against the provisions of Paragraph 14 of the National Planning Policy Framework. When tested against Paragraph 14 of the Framework the Local Planning Authority consider that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole as well as being contrary to Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 2 The Local Planning Authority consider that the proposed unplanned development individually, and cumulatively together with the proposed development of the adjacent site (policy UF1 in the Local Plan Review) would lead to a detrimental impact upon the rural character of the area as a result of the ribbon form of development running west from the village of Uffculme and the effect of closing the existing green gap between Uffculme and the Langlands Business Park, contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00407/FULL	Land at NGR 305036 113872 (Junction 27) Sampford Peverell Devon	Variation of conditions 5, 6, 15, 23, 27, 28, 31, 32, 34 and 35 to allow certain works to be undertaken before additional details are submitted to the Local Planning Authority, to phase the Construction Management Plan/s and to enable works to be carried	PERCON	COMM	16/06/2017

Conditions

- 1 The development hereby permitted shall be begun before 2nd February 2019.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice and in accordance with the reserved matters details approved under reference 16/01773/MARM.
- 3 The development hereby approved shall not be carried out other than in accordance with a phasing programme which shall previously have been submitted to and approved by the Local Planning Authority. This condition does not preclude the undertaking of ground investigation works and the construction of not more than 10 linear metres of foundation across the site, which shall be taken as the first phase of development.
- 4 Other than for the undertaking of ground investigation works and the construction of not more than 10 linear metres of foundation across the site, no work shall commence on site until details of a Sustainable Urban Drainage System for managing surface water have been submitted to and approved in writing by the Local Planning Authority. The sustainable urban drainage system shall follow the principles set on drawing number 002, Proposed Drainage, dated 25/10/12016, except in relation to where that drawing annotates the use of impermeable paving throughout the development.
- 5 A management plan, setting out the long term management responsibilities and maintenance schedules for the Sustainable Urban Drainage System shall be submitted to and approved in writing by the Local Planning Authority prior to any of the buildings first coming into use.
- 6 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
- 7 Oil or chemical storage facilities shall be sited in bunded areas. The capacity of the bund shall be at least 10% greater than the capacity of the storage tank or, if more than one tank is involved, the capacity of the largest tank within the bunded area. Hydraulically inter-linked tanks shall be regarded as a single tank. There shall be no working connections outside the bunded area.
- 8 All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.
- 9 A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaping areas and existing trees and hedges shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or of any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
- 10 No work shall commence on site, until tree and hedge protection fencing has been erected on site in accordance with details and in a position to be agreed in writing by the Local Planning Authority. The fencing shall be provided on site and retained for the duration of the works and/or shall only be removed when the development has been completed or as agreed otherwise in writing by the Local Planning Authority. During the period of construction of the development the existing soil levels around the boles of the hedges so retained shall not be altered.

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11		During the period of construction of the development: (i) No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure. (ii) No fires shall be lit within the spread of the branches of the trees. (iii) No materials or equipment shall be stored within the spread of the branches of the trees. (iv) Any accidental damage to the trees shall be cleared back to undamaged wood and be treated with a preservative if appropriate. (v) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated except in accordance with details shown on the approved plans			
12		Other than for ground investigation works and the construction of not more than 10 linear metres of foundation across the site, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable to be agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details. The boundary treatment once provided shall not be removed.			
13		No part of the development hereby approved shall be occupied or brought into use until the highway works shown on drawing number C11032/4A (a copy of which is appended to this decision notice) have been completed and are available for use by the travelling public.			
14		Occupation of the roadside service area building, petrol filling station and use of the site as a car park for the travelling public shall not begin until: (i) the existing access road (the C107) has been closed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority, and (ii) the new roundabout junction to provide access to the site and the existing Swallow Court employment development as detailed on Tony Gee drawing reference C108188/R/501E has been completed and is capable of use. The occupation of the roadside service area building, petrol filling station and use of the site as a car park for the travelling public shall not begin until the works as mentioned at 14 (i) and 14 (ii) above have been certified in writing as complete by the Local Planning Authority (who shall consult with the Local Highways Authority and Highways England on behalf of the Secretary of State for Transport).			
15		The maximum floorspace (Gross Floor Area - External) of the amenity building hereby permitted shall not exceed a total of 1750 square metres (including the second floor), and that of the proposed filling station kiosk shall not exceed a maximum floorspace (Gross Floor Area - External) of 50 square metres.			
16		Notwithstanding the provisions 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 more than 550 square metres (Gross Floor Area) of the total floorspace within the amenity building shall be used for a retail use (including 50 square metres Gross Floor Area which must only be used for the sale of products originating from the region) within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order) (with or without modification). In addition, no more than 800 square metres (Gross Floor Area) within the amenity building is to be used for the purposes of restaurant/café floorspace (A3 use); no more than 30 square metres (Gross Floor Area) within the amenity building is to be used as a Tourist Information Centre (A2 use), and no more than 210 square metres (Gross Floor Area) is to be used for the purposes of private staff accommodation, administration and storage (B1 use).			
17		The retail facilities within the development shall only be part of and ancillary to the principal use of the site as a roadside service area. No retail goods within the retail outlets (within the amenity building and proposed filling station kiosk) shall be sold other than food and drink items; confectionery; newspapers and magazines; tobacco; books and maps; audio and video media; non-prescription medicines and first aid items; flowers; toiletries; and car accessories.			
18		A comprehensive Travel Plan shall be developed for all elements of the development hereby permitted. The Travel Plan shall be submitted to and approved in writing by the Local Planning Authority (who shall consult with the Local Highway Authority and Highways England acting on behalf of the Secretary of State for Transport), prior to the occupation of the roadside service area building, petrol filling station and use of the site as a car park for the travelling public. The Travel Plan shall be prepared in line with prevailing policy, best practice and previously agreed Framework Travel Plan (June 2010) and as a minimum shall include: (i) The identification of targets for trip reduction and modal shift (ii) The methods to be employed to meet these targets (iii) The mechanisms for monitoring and review (iv) The mechanisms for reporting (v) The penalties to be applied in the event that targets are not met (vi) The mechanisms for mitigation (vii) Implementation of the Travel Plan to an agreed timescale or timetable and its operation thereafter. (viii) Mechanisms to secure variations to the Travel Plan following monitoring and review. A review of the targets shall be undertaken within 3 months of the occupation of the development and on an annual basis thereafter, at the time of submission of the annual Travel Plan Report, for a period of five years.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
19		No development hereby permitted shall commence on each phase of the development as agreed under condition 5 of this planning permission until a Construction Management Plan has been submitted and approved in writing by the Local Planning Authority (who shall consult with the Local Highway Authority and Highways England acting on behalf of the Secretary of State for Transport). The plan shall include details of air quality and other nuisance impact mitigation measures, construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of Public Transport amongst contractors. Each phase of the development shall be carried out strictly in accordance with the approved construction management plan for that phase.			
20		The first use of the development hereby approved shall not begin until the electric vehicle charging points identified on the approved plans for reserved matters approval reference 16/01773/MARM have been provided on site and they shall be retained thereafter.			
21		No works for the construction of the new access onto the A38 shall begin until specific details relating to the provision of a bus stop on the northern and southern side of the A38 in the vicinity of the application site shall have been submitted to, and approved in writing by, the Local Planning Authority. No other part of the development hereby approved shall be brought into its intended use until the bus stop facilities on both sides of the A38 in the vicinity of the site have been provided in accordance with the approved drawings. Following their provision, these facilities shall thereafter be so retained.			
22		No works for the construction of the new access onto the A38 shall begin until such time as the details of how the County highway known as the C107 shall be closed at its junction with the A38 to vehicular traffic, have been submitted to and approved in writing by the Local Planning Authority. The closure of the access to all traffic, with the exception of pedestrians and cycles, shall be carried out in accordance with the approved details within 24 hours of the new access from the new roundabout on the A38 to the junction of the C107 being open to all traffic and capable of use.			
23		The two existing private accesses from the A38 to Jersey Farm shall be permanently closed to vehicular traffic within 24 hours of the new access to Jersey Farm being completed and capable of use.			
24		Development shall be carried out at all times in accordance with the recommendations contained within the Ecology Report dated 31 October 2016 prepared by Engain (ref. eg16778).			
25		(i) Prior to the commencement of the each phase of development as agreed under condition 5 of this planning permission, an ecological management plan in relation to that phase and based on the recommendations in the Ecology Report dated 31 October 2016 prepared by Engain (ref. eg16778) shall have been submitted to and approved in writing by the Local Planning Authority. The management plan shall include an ecological construction method statement (to include details of how the hedges will be retained and protected for wildlife, the provision and protection of buffer zones, appropriate management, lighting restrictions etc) and a programme of monitoring to assess the effectiveness of the ecological mitigation. (ii) No external lighting shall be installed until an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.			
26		The development shall be overseen by an ecological clerk of works.			
27		Other than for ground investigation works and the construction of not more than 10 linear metres of foundation across the site, no development shall begin until details of measures and calculations to demonstrate how a minimum of 13% of the energy requirements for any new buildings on the site shall come from decentralised on-site renewable or low carbon technologies has been submitted to and approved in writing by the local planning authority. Such approved details shall be implemented and operational prior to the first use of the building for its permitted use and thereafter shall be retained as such.			
28		Other than for ground investigation works and the construction of not more than 10 linear metres of foundation across the site no development relating to the construction of the development hereby permitted shall begin until evidence that the development is registered with a BREEAM certification body (or any such equivalent national body which measures sustainable building and which replaces that body) and a pre-assessment report (or design stage certificate with interim rating if available) indicating that the development can achieve the final BREEAM level of a minimum of 'very good' has been submitted to and approved in writing by the Local Planning Authority. No individual building on the site shall be occupied until a final Certificate has been issued certifying that a minimum of BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating 'very good' has been achieved for this part of the development and evidence of this has been submitted to and approved in writing by the Local Planning Authority.			

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004, being the date two years from the date of the approval of the final reserved matters.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of highway safety and the ordered development of the site in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2.
- 4 To prevent an increase in the risk of flooding downstream of the site in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR11 and Local Plan Part 3 (Development Management Policies) Policy DM2.
- 5 To ensure that appropriate measures are in place for the long term maintenance and management of the Sustainable Urban Drainage System within the site to ensure that it continues to operate effectively in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR11 and Local Plan Part 3 (Development Management Policies) Policy DM2.
- 6 To prevent pollution of the water environment in accordance with Local Plan Part 3 (Development Management Policies) Policies DM2 and DM7.
- 7 To prevent pollution of the water environment in accordance with Local Plan Part 3 (Development Management Policies) Policies DM2 and DM7.
- 8 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2.
- 9 To ensure that appropriate measures are in place for the long term maintenance and management of landscape areas within the site, in the interest of visual amenity of the area in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2.
- 10 To ensure the development makes a positive contribution to the character and appearance of the area by protecting the existing trees during development in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2.
- 11 In the interests of preserving the health and vitality of existing trees on the development site, the loss of which would have an adverse effect on the visual qualities of the area in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2.
- 12 In the interest of preserving the visual amenity of the area in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2.
- 13 To maintain the safe and efficient operation of the Strategic Road Network in accordance with Local Plan Part 3 (Development Management Policies) Policy DM2.
- 14 To ensure that the development is carried out in accordance with the information submitted which forms part of the application and to protect the safe and efficient operation of the local and strategic highway network.
- 15 To reflect the specific amount of floorspace proposed in the application supporting documents, and to ensure that the facilities are limited in size so as to cater only for the needs of the travelling public without detrimental impact on the safe and efficient operation of the local and strategic highway network in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR18 and Local Plan Part 3 (Development Management Policies) Policy DM20.
- 16 To reflect the specific amount of floorspace proposed in the application supporting documents, and to ensure that the facilities are limited in size so as to cater only for the needs of the travelling public, and that the retail facilities would not become a retail destination in their own right in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR18 and Local Plan Part 3 (Development Management Policies) Policy DM20.
- 17 To ensure that the retail facilities only cater for the needs of the travelling public and they do not become a retail destination in their own right encouraging additional trips on the local and strategic road network in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR18 and Local Plan Part 3 (Development Management Policies) Policy DM20.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
18		To ensure that the operation of the Strategic Highway Network is protected and that sustainable travel objectives for the site are met and maintained.			
19		To ensure the appropriate controls are in place to monitor and manage the site generated construction traffic and to minimise the deterioration of local air quality in particular at the nearest residential dwelling during the construction phase of the development in accordance with Local Plan Part 3 (Development Management Policies) Policies DM2 and DM7.			
20		To minimise the deterioration of local air quality in particular at the nearest residential dwelling during the construction phase of the development in accordance with Local Plan Part 3 (Development Management Policies) Policies DM2 and DM7.			
21		In the interests of highway safety.			
22		In the interests of highway safety, to ensure the safe operation of the strategic highway network and to prevent a multiplicity of accesses.			
23		To minimise the number of accesses onto the public highway and to provide a satisfactory access to Jersey Farm.			
24		To prevent, reduce or offset adverse effects on the natural environment.			
25		To ensure habitats and species are protected and buffered from the development.			
26		In order to advise contractors regarding ecological issues and ensure mitigation is implemented correctly.			
27		To minimise the carbon footprint of this part of the development in accordance with Policy AL/IN/6 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2).			
28		In order to ensure that the development utilises sustainable design and construction methods in accordance with Policy DM3 of Local Plan Part 3 (Development Management Policies).			

Reasons

This application seeks consent to vary 10 conditions and remove 2 conditions of the outline planning permission for the provision of motorway service facilities associated with the functioning of J27 of the M5. Since the granting of the original outline planning permission by the Planning Inspectorate, guidance on the imposition of planning conditions and particularly with regard to the timing and submission of additional details post decision has changed and Local Planning Authorities are encouraged to ensure that the wording of conditions does not place an undue burden on applicants and to have regard to the tests required to be passed regarding the imposition of conditions. In this instance, the conditions seeking variation would allow for works to commence on-site in advance of a range of additional details being sought, however those details remain to be sought at an appropriate time so that the development would be undertaken in a proper fashion having regard to all material considerations. The requirements of the two conditions seeking removal are incorporated into the wording of two other similarly worded existing conditions and there is no effect from their deletion. Subject to the imposed conditions the proposed development would not lead to increased highway safety risks on either the local or strategic highway network and would not have a demonstrably harmful impact upon local ecology and protected species, the amenity and living conditions of neighbouring properties and uses and would not harm the vitality or viability of nearby village and town centres. For these reasons and having regard to all other matters raised the development is in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR9, COR10, COR11 and COR18, Local Plan Part 3 (Development Management Policies) Policies DM2, DM3, DM4, DM6, DM8, DM20 and DM28 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 discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00487/FULL	West End Youth Club 5 West End Road Bradninch Exeter EX5 4QW	Installation of 18 replacement windows and 1 door	PERCON	DEL	13/06/2017

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 replacement windows and door hereby approved shall not be installed until working details of the windows and door, including sections, profiles, mouldings and glazing, have been submitted to and approved in writing by the Local Planning Authority. Only such approved windows and door shall be installed.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the character and appearance of the conservation area, in accordance with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that, subject to further details, the replacement windows and doors are acceptable in terms of their effect on the character and appearance of the building and therefore the conservation area. The development is considered to be in accordance with policies DM2 and 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.

17/00557/FULL	Land at NGR 283175 113696 (Menchine Farm) Nomansland Devon	Erection of a temporary agricultural worker's caravan	REFUSE	COMM	15/06/2017
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Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 The application does not demonstrate that the proposed new agricultural worker's dwelling in the rural area is justified by reason of essential need, in accordance with the criteria identified by Policy DM10 of the Local Plan Part 3 (Development Management Policies). The proposal is, therefore, contrary to criteria (a) and (b) of Policy DM10; criterion (a) Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), and Paragraph 55 of the National Planning Policy Framework.
- 2 The site is a greenfield site outside settlement limits in an unsustainable location and its development would be contrary to the Council's aims to promote sustainability, having regard to Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Local Plan Part 3 (Development Management Policies) that advocates a sequential approach to new housing development, firstly locating new housing within settlement limits in sustainable locations. The proposal is contrary to Paragraph 55 of the National Planning Policy Framework which states that isolated homes in the countryside should be avoided.

17/00600/FULL	Green Acres Farm Coldridge Crediton Devon EX17 6BW	Retention of an office, workshop and restroom	REFUSE	DEL	15/06/2017
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Reasons

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

Reasons

- 1 In the opinion of the Local Planning Authority the applicant has not provided demonstrable evidence to clarify that the container is required to support farming activity on the related holding and/or in the immediate agricultural community. Furthermore the absence of a clear explanation of the existing and/or intended agricultural activities at the holding raises concerns about the necessity of the development. On this basis the proposal does not comply with Policy COR18 of the Mid Devon Core Strategy and Policy DM22 of the Mid Devon Local Plan of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies).

17/00601/FULL	Land at NGR 293567 120259 Steart House Stoodleigh Devon	Construction of outdoor sand based horse riding arena (1800sqm) and lunging arena	PERCON	DEL	13/06/2017
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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 arenas hereby permitted shall only be used in association with the existing racing stables and for no other commercial use.
- 4 Before their installation, details of any external lighting will have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed and retained in accordance with the approved details.

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
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- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of all users of the highway and as permission is granted solely to serve the needs of the applicant as a horse racing stables.
- 4 To safeguard the rural character of the area in accordance with policy DM7 of the Local Plan Part 3: (Development Management Policies).

Reasons

The design, scale, location and materials proposed for arena are considered to be acceptable. Given its siting and the scale of the equestrian use, and subject to the proposed use being restricted to prohibit a separate commercial use, it is not considered that the development would impact upon the privacy or amenity of the occupants of other nearby dwellings. The use of the application site for the existing commercial equestrian use is not considered to result in an increase in traffic movement on the local highway network. Following the assessment of the application scheme it is not considered that it will harm the rural character and/or the visual amenities of the area. On this basis the application scheme is considered to be in accordance with policies DM1 and DM23 of the Local Plan Part 3, COR18 of the Mid Devon Core Strategy 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.

17/00608/ADVERT	10 Newport Street Tiverton Devon EX16 6NH	Advertisement consent to display 2 non-illuminated fascia signs	PERMIT	DEL	14/06/2017
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Conditions

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

Reasons

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

Reasons

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).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00610/LBC	10 Newport Street Tiverton Devon EX16 6NH	Listed Building Consent to display 2 fascia signs and for external repairs	PERMIT	DEL	12/06/2017

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

17/00612/LBC	Brooke Barn Moor Lane Shobrooke Crediton Devon EX17 1AY	Listed Building Consent for formation of a new door opening and installation of French doors on East elevation	REFUSE	DEL	13/06/2017
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Reasons

- 1 The proposed new opening in the rear wall of the listed linhay would cause less than substantial harm to the significance of the listed building both in the loss of fabric and in the impact on the character and appearance of the linhay, that is not outweighed by any clearly defined public benefit. As such it is contrary to both Policy DM27 of the Mid Devon Local Plan (Development Management Policies) and paragraphs 132 and 134 of the National Planning Policy Framework.

17/00622/FULL	Hilltop House Hollacombe Crediton Devon EX17 5BW	Change of use of agricultural land to domestic garden and erection of single storey extension and balcony	PERMIT	DEL	12/06/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The application for the change of use of agricultural land to domestic garden and erection of single storey extension(s) and balcony is considered to be supportable in policy terms. It is not considered that the proposal would result in an unacceptable loss of agricultural land and the residential garden area to be created is considered to provide an area of private amenity space that reflects the size and location of the property without detracting from the character and amenity of the area. The extensions to the dwelling are of a suitable scale and in keeping with the modern, utilitarian appearance of the building. There are no concerns regarding overdevelopment or impact on neighbouring properties. Overall it is considered that the proposal would not harm the general character and appearance of the area. On this basis the application scheme is considered in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

17/00623/FULL	Alarmtec Ltd 49 Fore Street Bradninch Exeter Devon EX5 4NN	External alterations to front elevation including replacement of shopfront and doorway with new windows and doorway	PERMIT	DEL	13/06/2017
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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 All new or altered external surfaces, including the specific details of the windows shall be of the same colour, type and texture as those used in the existing building. The new ground floor windows should match the existing first floor sash windows on the front elevation of 49 Fore Street, Bradninch. The proposed central pedestrian door on the front elevation should be recessed behind the face of the render.

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 proposed works can be effected without detriment to the special architectural and historic interest of the Conservation Area in accordance with Policy DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposal has been considered in the light of the Development Plan and comments from statutory consultees. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. Indeed, the proposed development enhances the character and appearance of the Conservation Area. The proposal is therefore in accordance COR2 of the Mid Devon Core Strategy 2007, together with policies DM2 and DM27.

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.

17/00624/HOUSE	25 Exeter Road Silverton Exeter EX5 4HX	Erection of garage	PERMIT	DEL	13/06/2017
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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 Prior to the first use of any part of the garage hereby approved, the existing hedgebank shall be strengthened with beech hedge plants, in accordance with drawing number 01/P/17 received by the Local Planning Authority on the 8th of June. Any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

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 proposal integrates well with the rural surroundings and does not have an adverse impact on the character of the location and the setting of the adjacent conservation area, in accordance with policies DM2 and DM27.

Reasons

The proposed garage and ancillary works 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, provides adequate parking 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, COR17 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13, DM27 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

17/00625/LBC	1 Taw Vale Terrace Crediton Devon EX17 3BU	Listed Building Consent remove defective render from front elevation and re-render and paint to match existing	PERMIT	DEL	12/06/2017
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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.

Reasons

The proposed works are considered to be justified and reasonable. The proposal will enhance the visual appearance, character and special interest of the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 and the National Planning Policy Framework and should be granted consent.

17/00626/LBC	2 Taw Vale Terrace Crediton Devon EX17 3BU	Listed Building Consent remove defective render from front elevation and re-render and replace detailing and paint to match existing	PERMIT	DEL	12/06/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works are considered to be justified and reasonable. The proposal will enhance the visual appearance, character and special interest of the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 and the National Planning Policy Framework and should be granted consent.

17/00631/LBC	2 Bridge Buildings West-Exe North Tiverton Devon EX16 5LZ	Listed Building Consent for replacement front door and frame	PERMIT	DEL	14/06/2017
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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.

Reasons

The proposed works are considered to be justified and reasonable. The proposal will enhance 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.

17/00644/HOUSE	Blendon Morchard Bishop Crediton Devon EX17 6PL	Erection of extension and raised terrace	PERMIT	DEL	15/06/2017
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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 the erection of extension and raised terrace is considered to be supportable in policy terms. The scale and design are considered to respect the character and appearance of the existing dwelling. There are no concerns regarding over development of the dwelling curtilage. There will be some inter-visibility between the site and the neighbouring properties. However, considering the existing relationship with the neighbouring property, the separation distance and orientation of the properties, it is considered, on balance that the proposal is not likely to result in a significant adverse impact to the amenity of the neighbouring occupiers. Overall the proposal is considered to be compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy, 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.

17/00661/HOUSE	Redyeates Cheriton Fitzpaine Crediton Devon EX17 4HG	Erection of a garden room	PERMIT	DEL	14/06/2017
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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 ancillary building hereby approved shall be used for ancillary activities to the existing dwelling on the site (currently known as 'Redyeates') and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the character and amenity of the area in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1).

Reasons

The application scheme for the erection of a garden room is considered to be supportable in policy terms. Although the building is sited in front of the principal elevation of the property, it is off set to the side and it is considered that it will still appear as subservient to the main dwelling. Overall the proposal is considered to respect the character, scale, setting and design of the host dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan part 3 (Development Management Policies).

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.

17/00662/HOUSE	12 Passmore Road Bradninch Exeter Devon EX5 4QT	Erection of two storey extension and single storey rear extension following demolition of existing single storey extension	PERMIT	DEL	12/06/2017
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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 materials used in the development shall match those of 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 preserve the character and appearance of the dwelling and the visual amenities of the area in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is acceptable in that the design respects the character and appearance of the existing dwelling, would not result in overdevelopment of the curtilage and would not have an unacceptable impact on neighbouring residents. The proposal is considered to comply with the relevant Policies: COR17 of the Mid Devon Core Strategy (Local Plan Part 1) and 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00666/HOUSE	Far Longham Clayhidon Cullompton Devon EX15 3QB	Erection of extension to farmhouse and landscaping works	PERMIT	DEL	15/06/2017

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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the 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, DM13 and DM29.

Reasons

The proposed extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13.

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.

17/00673/HOUSE	7 King Street Silverton Exeter Devon EX5 4JG	Erection of single storey extension and decking to rear, replacement of flat roofs with pitched roofs, erection of garage with new driveway and vehicular access onto Applemede (Revised scheme)	PERCON	DEL	13/06/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 Prior to its first use on the dwelling, details and a sample of the proposed Cedral cladding shall be submitted to and approved in writing by the Local Planning Authority.
- 4 The roof covering for the extension works to the dwelling hereby approved shall be natural slate to match the existing dwelling and shall be so retained and maintained thereafter unless agreed otherwise with the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the materials used are of a high quality and conserve the character and appearance of the conservation area within which the dwelling is located, in accordance with policy DM2 and DM27.
- 4 To ensure the materials used are of a high quality and conserve the character and appearance of the conservation area within which the dwelling is located, in accordance with policy DM2 and DM27.

Reasons

The proposed single storey rear extension, re-roofing works, raised decking area and the provision of a new garage and access, in terms of their scale, design and position are not considered to dominate the host dwelling and are considered to be supportable in policy terms. The extension works are considered to respect the character, scale, setting and design of the existing dwelling and the Conservation Area within which the site is located. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR17 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13 and DM27, and Government advice in the National Planning Policy Framework.

Reasons

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

17/00674/HOUSE	2 Croft Cottages Cheriton Bishop Exeter Devon EX6 6JU	Retrospective consent for the removal of external block wall and privy building and erection of two storey extension (revised scheme) and erection of garden shed	PERMIT	DEL	12/06/2017
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Conditions

- 1 The date of commencement of this development shall be taken as 26th April 2017, the date the application was registered by the Local Planning Authority.
- 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
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Reasons

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

Reasons

The application for retrospective consent for the removal of external block wall and privy building and erection of two storey extension (revised scheme of Local Planning Authority ref: 16/00673/HOUSE) and erection of garden shed is considered to be supportable in policy terms. The alteration to the previously approved scheme, in terms of loss of the small brick privy building, is not considered to have a significant impact on the overall acceptability of the scheme. The loss of historic fabric, by virtue of the removal of the brick structure, is considered to be minor and does not harm the character or significance of the listed building. The proposed shed, by virtue of its scale and design, is considered to respect the character, scale, setting and design of the main dwelling. There are no concerns with regard to overdevelopment of the dwelling curtilage or the impact on neighbouring properties. The proposal is considered to be in accordance with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

Reasons

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

17/00675/LBC	2 Croft Cottages Cheriton Bishop Exeter EX6 6JU	Listed Building Consent for removal of external block wall and privy, and replacement with two storey extension to include internal and external alterations (retrospective)	PERMIT	DEL	12/06/2017
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Conditions

- 1 The effective date for granting listed building consent is 26th April 2017.

Reasons

- 1 The works have already been completed.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application scheme (retrospective submission) is for the removal of external block wall and privy, and replacement with two storey extension to include internal and external alterations as previously approved under Local Planning Authority ref: 16/00674/LBC is considered to be supportable in policy terms. The removal of the brick built privy building is not considered to have a significant impact on the overall acceptability of the scheme. The loss of historic fabric, by virtue of the removal of the brick structure, is considered to be minor and does not harm the character or significance of the listed building. Overall the works that have been completed are considered to be acceptable and do not result in harm to the character or significance of the listed building and is considered to be in accordance with the following Policies: DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

17/00677/HOUSE	33 Silver Street Thorverton Exeter EX5 5LT	Erection of side and rear extensions	PERMIT	DEL	13/06/2017
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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 extensions in terms of their scale, design and position are considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage, provides adequate parking and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00691/FULL	Foxlands Farm Hockworthy Wellington Devon TA21 0NP	Retention of temporary agricultural worker's dwelling for a further 12 months and erection of an agricultural livestock building (Revised scheme)	PERCON	DEL	16/06/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The use of the temporary dwelling hereby permitted shall be discontinued on or before 12th June 2018 and, prior to its discontinuance, a scheme for the restoration of the site shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.
- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 4 The occupation of the temporary 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.
- 5 The building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To allow sufficient time for the enterprise to become established in accordance with Policy DM10 of Local Plan Part 3 (Development Management Policies).
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 The site is located outside defined settlement limits in the open countryside, where national and local planning policy resists the provision of new residential accommodation without special justification. The temporary permission has been granted on the basis of a projected essential need on the holding and relates to the need to build up that particular holding in accordance with policy DM10 of Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the rural character of the area in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan 1) and Policy DM22 of Local Plan Part 3 (Development Management Policies).

Reasons

The agricultural building is considered to be reasonably necessary to support the agricultural holding and will have an acceptable impact on the visual amenities of the area and the living conditions of neighbouring residents. The continued siting of a temporary agricultural workers dwelling for a further 12 months is considered to be acceptable in that the applicant has demonstrated an intention to further establish a calf rearing and sheep business, largely through contract with local farmers and that this would necessitate an on-site presence at most times. The proposal is considered to comply with the requirements of relevant policies: COR1, COR2 and COR18 of the Mid Devon Core Strategy (Local Plan 1), DM2 DM10 and DM22 of the Local Plan 3 (Development Management Policies) and 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.

17/00701/FULL	Land at NGR 290296 121175 (Ringstone) Oakford Devon	Erection of extension to existing barn to include garaging, and construction of extension to existing manege (Revised scheme)	PERMIT	DEL	13/06/2017
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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 proposal is considered to be acceptable in that the extension to the barn, garage and extension to the manege is suitable development for a countryside location and would not have an unacceptable impact on the visual amenities of the area or the locality. There are no nearby residents likely to be affected by the proposals. The development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM23 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00703/ADVERT	Multi Storey Car Park Phoenix Lane Tiverton Devon	Avertisement Consent to display 4 internally illuminated panel signs and 2 non-illuminated post and panel signs	PERMIT	DEL	14/06/2017

Conditions

- i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- The advert(s) hereby granted consent shall be removed on or before 30th June 2022 at the end of a period of 5 years from the date of this consent.

Reasons

- In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.
- In accordance with Part 3, Paragraph 14(7) of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

In accordance with the guidance in the NPPF paragraph 67, the Council is justified in requiring a higher quality of advertisement for this location. The proposed illuminated signs would be acceptable in terms of their design and impact on the locality and so would accord with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 Development Management Policy DM2 and DM7. The proposal would be acceptable in terms of road safety.

17/00708/HOUSE	7 Leofric Road Tiverton Devon EX16 6JU	Erection of decking to rear and carport to front	PERMIT	DEL	13/06/2017
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Conditions

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

Reasons

- In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 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 proposal is acceptable in that the car port and decking are appropriately scaled and designed and are not considered to have an unacceptable impact on any neighbouring residents. The development is considered to comply with policy DM13 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 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.

17/00721/HOUSE	14 Church Street Tiverton Devon EX16 5HX	Retention of single storey extension	PERMIT	DEL	12/06/2017
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Conditions

- 1 The consent hereby approved shall be carried out in accordance with the timetable submitted to the Local Planning Authority, in email dated 26th May 2017.
- 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, in order to resolve the unauthorised works in a reasonable and timely period.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed development is considered to be an appropriately detailed modern extension which 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 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.

17/00722/LBC	14 Church Street Tiverton Devon EX16 5HX	Listed Building Consent for retention of single storey extension	PERMIT	DEL	12/06/2017
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Conditions

- 1 The consent hereby approved shall be carried out in accordance with the timetable submitted to the Local Planning Authority, in email dated 26th May 2017.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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, in order to resolve the unauthorised works in a reasonable and timely period S51 PCPA 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works do not harm historic fabric nor the primary significance of the listed building and is therefore 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.

17/00796/PNAG	Land at NGR 316362 115968 (Poachers Rest) Clayhidon Devon	Prior notification for the erection of an agricultural storage building	PDA	DEL	13/06/2017
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Reasons

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

17/00821/NMA	Castle Primary School Barrington Street Tiverton Devon EX16 6QR	Non Material Amendment for 16/00352/MFUL - Construction of a new two storey school on existing school grounds, with associated landscaping works and demolition of existing school buildings - Non-Material Amendment for the addition of 6 louvres for ventila	PERMIT	DEL	12/06/2017
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Reasons

The amendments requested are minor in nature and do not have a material effect on the appearance of the development or the visual amenities of the area.

Reasons

- 1.Addition of 6 ventilation louvres and the re-positioning of one ventilation louvre
- 2.Installation of one ventilation roof cowl

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00868/NMAA	Solar Farm at NGR 301654 103669 (Land West of Winham Farm) Westcott Devon	Installation of solar park to generate up to 5MW of power (site area of 11.10 ha), to include solar panels, transformer housing, security fencing, cameras, landscaping and other associated works (Revised Scheme) Non Material Amendment for 14/00536/MFUL to	PERMIT	DEL	13/06/2017

Reasons

The amendment is considered to be minor and allows for fluctuations in ground levels over the site, giving a maximum height above the corresponding ground level of 2.35 metres. The amendment does not affect the overall appearance of the development as originally approved.

Reasons

Amendment to the maximum height of the solar panels from the 2.2 metres originally approved to 2.35 metres, to take into account the topography of the site. As built, all panels are 1.97 metres high, except where the ground dips and the frame is taller, to a maximum of 2.35 metres high.

17/00882/NMA	Land at NGR 303235 107799 (Week Farm) Brunel Road Cullompton Devon	Application to replace extant planning permission 08/02266/MFUL (to extend time limit). Erection of a warehouse with associated parking, yard and services - Non-Material Amendment for reduction in size of Unit 3 and adjustment to site boundary	REFUSE	DEL	15/06/2017
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Reasons

1. a) increasing the red line area of the site and b) reducing the size of the building from 34290 sq ft to 30000 sq ft as shown on drawing number PL001

Reasons

The proposal involves more than doubling the extent of the red boundary line of the application and reducing the size of the building by 12.5%, both of which cannot be considered minor in nature, inconsequential or non-material. As a result of this decision the development must be undertaken in accordance with approved plans on the original application. 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. Alternatively you may wish for the proposed amendment to be considered within a fresh planning application. If made within 12 months of the original permission, such a revised application would not normally attract a new fee provided that it is made by the same applicant, relates to the same site area and is substantially similar to that originally approved.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00936/NMA	St Andrews Primary School St Andrews Estate Cullompton Devon EX15 1HU	Non Material Aemdment for 16/01986/FULL- Erection of extension and internal alterations to form new school entrance, offices and teaching areas; conversion of existing children's centre to 2 classrooms and ancillary accommodation; construction of covered	PERMIT	DEL	14/06/2017

Reasons

The proposed changes do not alter the scale of the proposed development and will not result in a detrimental impact visually or in terms of amenity. The amendments are not contrary to the development plan and are not matters covered by restrictive conditions on the original permission. The proposal will result in a change to the external appearance of the building as the colour of the proposed brick is to be altered along with some minor alterations to the windows and doors, however this will not negatively impact the surrounding street scene nor will it erode the quality of the development originally approved.

Reasons

To change the bricks from red/brown to match the existing building to Staffordshire Slate Blue Smooth 2232 with grey mortar. Minor changes to the windows and doors on the north west and north east elevations.
