

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01826/FULL	Land and Buildings at NGR 314448 116001(Great Simonsburrow Farm) Hemyock Devon	Erection of an agricultural workers dwelling	PERCON	DEL	19/06/2017

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
- 3 No development shall begin until details/samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 Notwithstanding the details shown on the approved drawings, details of the proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the building.
- 5 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
- 6 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site.
- 3 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area in accordance with: Local Plan Part 3 (Development Management Policies) DM29.
- 4 To ensure that the detailing is appropriate within the AONB in accordance with Local Plan Part 3: (Development Management Policies) DM29.
- 5 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM29 of Local Plan Part 3 (Development Management Policies).
- 6 The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1), Policy DM10 of the Local Plan Part 3 (Development Management Policies) and National Policy in the National Planning Policy Framework.

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Reasons

The application is for the erection of an agricultural worker's dwelling on the holding in the open countryside and AONB with access from the existing farm drive. An agricultural appraisal has been submitted which demonstrates that the circumstances at the holding justify the need for an additional dwelling on the site and that the site as proposed is a suitable location on the holding for the dwelling. The means of access and connectivity back to and proximity with the farm yard area is considered acceptable, and there are no concerns regards flooding. No highway safety concerns are envisaged. The layout, scale, appearance of the dwelling and landscaping to the garden area as submitted are considered acceptable in demonstrating that it will be possible to accommodate a dwelling on the site which is considered reasonable and commensurate with the scale of the operation undertaken on the holding, and in a manner which is acceptable from a landscape perspective, without adversely affecting the AONB. A condition is recommended to control the use of the dwelling so that it is not occupied other than for an agricultural worker and other conditions are required to ensure high quality materials in the AONB and to ensure the landscaping is undertaken. On this basis the proposal accords with the following Policies: COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM10 DM14 and DM29 of the Local Plan Part 3 (Development Management Policies) and AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and policy guidance in the National Planning Policy Framework.

Reasons

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

17/00127/FULL	Flat 3 16 Park Street Tiverton Devon EX16 6AW	Installation of 3 replacement windows	PERMIT	DEL	20/06/2017
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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 replacement windows at Flat 3 Park Street, Tiverton, are considered to be acceptable in policy terms. The windows will respect the character and appearance of the host building and the conservation area within which the flat is located. As such, the proposal is considered to be in accordance with policies COR2 and COR13 of the Mid Devon Core Strategy, DM2 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 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
17/00354/TPO	25 Manning Avenue Cullompton Devon EX15 1QE	Application to crown thin and cut back to 3m 1 Oak tree protected by Tree Preservation Order 97/00013/TPO	DWD	DEL	23/06/2017

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) crown thin by removing no more than 20% of live foliage b) Partial crown reduction to give 3m clearance between the edge of the canopy and the property (25 Manning Avenue)

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.

Reasons

Pruning work for this tree is acceptable due to the conflict between the tree and property.

17/00436/FULL	West View Blackborough Cullompton Devon EX15 2HJ	Formation of access and provision of hardstanding for the parking of vehicles	PERMIT	DEL	20/06/2017
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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 site access hereby approved shall be hardened, surfaced and drained (so that no surface water drains onto the Highway) for a distance of not less than 6.00 metres back from its junction with the public highway, in accordance with details shown on the approved plan. Once provided, the access shall be maintained in accordance with the approved plan.

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 prevent mud and other debris being carried onto the public highway.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed access and hardstanding for the parking of vehicles by virtue of its overall scale, design and location is not considered to harm the rural character and appearance of the area. As such the proposal is considered to comply with policies COR1 and COR18 of the Mid Devon Local Plan Part 1 (Core Strategy) and policies DM2, DM8 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00456/PNCOU	Land and Buildings at NGR 291931 115010 (Fulford Farm) Lurley Devon	Prior Notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	23/06/2017
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Reasons

The proposed change of use of an agricultural building to a dwelling as shown on the approved plans accords with the requirements of Class Q(a) and Q(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 1 To protect the residential amenity of the future occupiers of the dwelling.
- 1 The dwelling shall not be occupied until the livestock building shown on the block plan has ceased to be used for agricultural purposes and dog kennel shown on the block plan has been removed. The livestock building shown on the block plan shall be used for domestic storage/parking purposes only.

17/00599/ARM	16 Lower Town Halberton Tiverton Devon EX16 7AU	Reserved matters for the erection of a dwelling following outline approval 14/01724/OUT	PERMIT	DEL	21/06/2017
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 Other than those windows shown on the approved drawing 17:02:PL04, no windows shall be installed at first floor level or above on the north elevation of the dwelling.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To protect the privacy of the occupiers of 16 Lower Town.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Outline planning permission for the erection of a dwelling was granted under ref 14/01724/OUT. This application seeks approval of all reserved matters The dwelling, although large has been designed to maximise views out and protect the privacy and impact on the neighbouring properties. The layout, scale and appearance is therefore considered appropriate and acceptable. The scheme incorporates a widening of the access to 5m as required by the outline and although no specific landscaping is being proposed, this is not considered to make the scheme unacceptable. On this basis, the application is considered to comply with policies COR2 and COR17 of the Mid Devon Core Strategy, DM1, DM2, DM8, and DM14 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 the following 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.

17/00637/TPO	20 Harpitt Close Willand Cullompton Devon EX15 2RX	Application to remove lateral limb and partial crown reduction by 1m of 1 Horse Chestnut tree protected by Tree Preservation Order 94/00009/TPO	PERMIT	DEL	23/06/2017
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a)Remove lowest lateral branch from the north west part of the tree using natural target pruning techniques b)Crown reduce the north west part of the tree by up to 1m where it overhangs the garden of 20 Harpitt Close, prune to natural growth points.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree in accordance with best Arboricultural practice.

Reasons

MDDC Tree Officer has no objection to the proposed pruning works to reduce the conflict between the property of 20 Harpitt Close and the tree.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00641/FULL	Land at NGR 302590 120144 (Little Hockford) Hockworthy Devon	Erection of an agricultural livestock building	PERMIT	DEL	20/06/2017

Conditions

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

Reasons

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

Reasons

The proposed agricultural building by virtue of its scale, design and location is not considered to materially harm the privacy or amenity of the occupiers of any nearby dwelling and is compatible with the surrounding area in terms of its agricultural use. Although relatively large, the proposal is sufficiently screened by the existing hedging topography and other buildings and would provide appropriate agricultural use to the holding. As such the proposal is considered to comply with policies DM1, DM2, and DM22 of Adopted Mid Devon Local Plan Part 3.

Reasons

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

17/00654/FULL	Downmead Culmstock Road Hemyock Cullompton Devon EX15 3RJ	Retention of change of use of room in dwelling (C3) to Hairdressing salon (A1)	PERMIT	DEL	22/06/2017
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Conditions

- 1 The date of commencement of the development shall be taken 28th April 2017 when 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.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 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 retention of change of use of room in dwelling (C3 Use) to hairdressing salon (A1 Use) is considered to be policy supportable. No external changes to the dwelling are proposed associated with the use. It is not considered that the use will cause any adverse impacts on occupants of neighbouring properties and sufficient parking provision is available for visitors to the site. As such the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00667/TPO	2 Springfield Drive Tiverton Devon EX16 5PN	Application to remove deadwood from 1 Copper Beech tree and crown lift above ground level by 3-4m; and fell 1 Holm Oak tree protected by Tree Preservation Order 73/00016/TPO	PERMIT	DEL	19/06/2017
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown raise Cooper Beech to clear 3-4m above ground level. Remove deadwood. b) Fell to ground level 1 Holm Oak

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

The crown lifting of the Copper Beech tree to 3-4m above ground level is acceptable; the felling of the Holm Oak is acceptable. The proposed works will have little effect on the amenity value of the Tree Preservation Order and is necessary.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00671/HOUSE	2 Kentismoor Cottages Kentisbeare Cullompton Devon EX15 2BS	Replacement of existing central heating and hot water system with external oil fired boiler and oil storage tank	PERMIT	DEL	21/06/2017

Conditions

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

Reasons

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

Reasons

The proposed new boiler and oil tank are considered to be in suitable locations and of acceptable appearance with the development resulting in an overall improvement to the setting of the listed building and neighbouring listed buildings. The proposal will not harm the privacy or amenity of any neighbouring properties. Therefore, the proposal is in accordance with Local Plan Policies DM13 and DM27 and paragraphs 132 and 134 of 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.

17/00672/LBC	2 Kentismoor Cottages Kentisbeare Cullompton Devon EX15 2BS	Listed Building Consent for the replacement of existing central heating and hot water system with external oil fired boiler and oil storage tank	PERMIT	DEL	21/06/2017
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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 new boiler and oil tank are considered to be in suitable locations and of acceptable appearance with the development causing less than substantial and with offsetting public benefits. Therefore, the proposal is in accordance with Local Plan policy DM27 and paragraphs 132 and 134 of the National Planning Policy Framework.

17/00683/PNCOU	Barn at NGR 300906 108303 (Growen Farm) Cullompton Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	20/06/2017
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Reasons

1 Prior approval is not required and the provision of this dwelling meets with the requirements of Class Q of Part 3. In granting approval, the applicant should note that, paragraph 3 of section Q2 of the GPDO requires the development to be completed within a period of three years starting with the date of this decision, and paragraph 12(a) of section W of the GPDO requires the development to be carried out in accordance with the approved details. The GDPO sets out at paragraph W (13) that prior approval may be granted subject to conditions reasonably related to the subject matter of the prior approval.

17/00685/FULL	Land and Buildings at NGR 300799 110335 (Higher Beer Farm) Brithem Bottom Devon	Variation of condition 2 to allow substitute plans and discharge of conditions 3, 4, 5, 6, 7 and 9 of planning permission 13/01413/FULL	PERMIT	DEL	19/06/2017
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Conditions

- 1 The commencement of this development is taken to be the 24th of April, the date this application was validated.
- 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 timber doors, door frames, windows and rooflights shall be in provided in accordance with details submitted, and be so retained.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A,B,C,D,E of Part 1, or Classes A and B of Part 2 of Schedule 2, relating to the enlargement of the dwellinghouse, roof alterations (including the provision of rooflights and dormer windows), porches, outbuildings, new access onto the highway or means of enclosure within the curtilage of the dwellinghouse shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 5 The roof covering of the development hereby permitted shall be Galiza Brazillian Graphite natural slate and shall be so retained.
- 6 Prior to the first occupation of the development hereby approved, the first two hedge plants located in the south west edge of the domestic garden of Higher Beers Farmhouse adjacent to the access and unclassified road shall be removed and visibility from the access shall be maintained free of obstruction above the exiting wall height thereafter.
- 7 The access, parking and turning areas shall be made available for such uses prior to the first occupation of either of the dwellings hereby permitted. Following, their provision these facilities shall be retained for these purposes.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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8 The development hereby approved shall be carried out in accordance with the 'comment and Recommendations' section of the ecological survey carried out by Ecological Consultant David F Wills dated 30th September 2013.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and rural area in accordance with Policies DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the privacy of the future residents of the barns to be converted and the character and amenities of the rural area and the buildings to be converted, in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the original character and appearance of the building to be converted and the surrounding rural area in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 6 To ensure adequate visibility for additional vehicles entering and leaving the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 In the interests of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policies DM2, DM8 and DM11 of Local Plan Part 3 (Development Management Policies).
- 8 To ensure the development will mitigate harm to any European Protected Species and provide net gains in biodiversity in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The proposed amendments to the approved plans and the details provided in respect of the materials, windows, doors and rooflights, the physical features of the barn to be retained and reused in the conversion works, and details of how the building has been made secure, safe and stable for the conversion, and the landscaping are considered to be acceptable. Overall, the amendments made are of a high quality and respect the character and rural nature of the original barn. The proposal is therefore in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8 and DM11 of the Local Plan Part 3 (Development Management Policies), Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and the National Planning Policy Framework.

Reasons

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

17/00702/HOUSE	22 Landunvez Place Bradninch Exeter Devon EX5 4PB	Erection of an extension	PERMIT	DEL	20/06/2017
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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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 extension in terms of its scale, design and position is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling. 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, DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

17/00710/TELCOM	Land at NGR 277515 101124 (Off Knowle Lane) Coleford Devon	Prior notification for the installation of a 15m lattice mast with 3 antennas and 2 dish antennas, and associated radio equipment cabinets	PERMIT	DEL	21/06/2017
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Reasons

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

17/00731/FULL	Land at NGR 277438 107355 (East of Blendon) Morchard Bishop Devon	Change of use of agricultural land to domestic garden and erection of garage, store and stable building	PERMIT	DEL	21/06/2017
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Conditions

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

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3 The garage/stable/store building hereby approved shall be used ancillary activities to the existing dwelling on the site (currently known as 'Blendon') 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 for the change of use of agricultural land to domestic garden and erection of garage, store and stable building is considered to be supportable in policy terms. The provision of this general purpose building is considered to be acceptable in principle. The building is of a typical rural style and will be set into the rising land level. The building will be viewed in accordance with the main dwelling and it is not considered that it would harm the character or appearance of this rural area. The change of use of the agricultural land to garden land is considered to be acceptable given the scale of the piece of land that is proposed to change use and its relationship with the main dwelling. It is not considered that there are any significant landscape impacts or harm to neighbouring properties arising from the change of use. Overall the proposed development is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM13 and DM23 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.

17/00754/TPO	25 Manning Avenue Cullompton Devon EX15 1QE	Application to crown thin by 30% and cut back to 3m clear of rear of property 1 Oak tree protected by Tree Preservation Order 97/00013/TPO	PERMIT	DEL	23/06/2017
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) crown thin by removing no more than 20% of live foliage b) Partial crown reduction to give 3m clearance between the edge of the canopy and the property (25 Manning Avenue)

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
		2 To ensure the works are carried out in accordance with best Arboricultural practice.			
		3 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.			

Reasons

Pruning work for this tree is acceptable due to the conflict between the tree and property.

17/00759/LBC	Northcott Cottage Morchard Bishop Crediton Devon EX17 6SJ	Listed Building Consent to replace 3 rotten windows	PERMIT	DEL	22/06/2017
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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, reasonable and well designed. The proposal will preserve 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.

17/00760/LBC	Moor Farm Morchard Bishop Crediton Devon EX17 6RX	Listed Building Consent for the erection of single storey extension following demolition of existing boot room	PERCON	DEL	22/06/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding those details provided in the application, the rainwater goods and guttering to be added to the approved extension shall be aluminium or cast iron only and not uPVC.
- 4 Prior to their installation a sample of the natural slate for the roof shall be submitted to and agreed 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 Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to ensure materials of an appropriate quality and visual appearance commensurate with the special interest of the listed building.
- 4 In order to ensure materials of an appropriate quality and visual appearance commensurate with the special interest of the listed building.

Reasons

The proposed works are considered to be well designed and reasonable. The proposal will not harm the appearance, character and special interest of the listed building. It will be preserved. 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.

17/00762/HOUSE	4 Court Barton Cottages Venny Tedburn Crediton Devon EX17 3QB	Erection of single storey extension and decking, 2 dormers to roof and erection of detached garage following demolition of stable block and greenhouse and alterations to access.	PERMIT	DEL	23/06/2017
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Conditions

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

Reasons

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

Reasons

The application for the erection of single storey extension and decking, 2 dormers to roof and erection of detached garage following demolition of stable block and greenhouse and alterations to access is considered to be supportable in policy terms. The alterations and extension to the property are considered to respect the traditional character of the cottage. By virtue of the siting, scale and design of the extension it is not considered that it would result in a significant adverse impact on the amenity of neighbouring occupiers. The proposed garage building is reasonably large is considered to be sufficiently subservient to the main dwelling and in keeping with the traditional character. There are no concerns regarding over development of the dwelling curtilage. The alterations to the access are considered to be acceptable. 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) and DM2, DM8 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.

17/00828/PNHH	Springdale Cove Tiverton Devon EX16 7RT	Prior Notification for the erection of garden room extending 4.8m to the rear, maximum height of 3.1m, eaves height of 2.2m	PDA	DEL	21/06/2017
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Reasons

- 1 The proposed single storey rear extension at Springdale, Cove, meets with the requirements of Article 3, Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

17/00977/NMA	Home Farm Cottage Holcombe Rogus Devon TA21 0QD	Non Material Amendment for 17/00555/HOUSE - Erection of first floor extension and conversion of garage to additional living accommodation to amend the wording of condition 3	PERMIT	DEL	21/06/2017
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Conditions

The Local Planning Authority made an error in the wording of the condition. This non-material amendment regularises this issue and is inconsequential for the development as a whole.

Reasons

Change the wording of condition 3 of planning permission 17/00555/HOUSE from 'The slate proposed on the extension hereby permitted shall match the slate as far as reasonably practicable to that on the existing dwelling' to: 'The roofing material on the proposed extension hereby permitted shall match the roof tiles as far as reasonably practicable on the existing dwelling'.