

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00307/FULL	Land at NGR 310178 113605 The Strand to Colliers Meadow Culmstock Devon	Construction of a footbridge and associated ramps	PERCON	DEL	28/06/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to any above ground materials first being used on site, a detailed schedule and specification of all materials and finishes (including type of Stone, Mortar, pavements, paintwork and or colourwash/stain colour), shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and maintained as such.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the structure and the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2, DM25, and DM27.

Reasons

The proposed Bridge by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. It is not considered that the development detracts from the character or appearance of the Conservation Area. Although partly within flood zone 3 the Environment Agency has considered the proposal and will require a specific permit to undertake the proposed works. As such the proposal is considered to comply with Policies DM2, DM25 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Mid Devon Core Strategy (Local Plan Part 1) Policy COR11.

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 and community engagement. 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.

17/00456/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.

17/00495/FULL	Land and Buildings at NGR 315155 116616 (Hill Farm) Clayhidon Devon	Conversion of barn to 2 dwellings	PERCON	DEL	30/06/2017
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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
3		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E or G of Part 1, or Class A of Part 2 of Schedule 2, relating to gates, fences and walls, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
4		The recommendations contained in the recommendation and mitigation section of the Preliminary visual assessment for bats and breeding birds conducted in September 2016 (updated March 2017) by Western Ecology in support of this planning application shall be strictly adhered for the duration of the works permitted.			
5		Prior to their first use on the development, samples/ details of all materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.			
6		The units hereby permitted shall not be occupied until there has been submitted to, and approved in writing by the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the building in accordance with Policies DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 In order to safeguard the habitat of protected species.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policies DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the character and amenities of the area in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The proposed change of use of existing agricultural building to form 2 dwellings is considered to be an appropriate conversion of substantial buildings that positively contributes towards the areas rural character. It is considered that the conversion works can be accommodated without significant alteration, extension or rebuilding, and the design will retain the buildings original character. On this basis the development is considered to be in accordance with Policies DM2, DM8, DM11 and DM29 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
17/00515/HOUSE	7 Rogers Close Tiverton Devon EX16 6UW	Erection of a 2m boundary fence and 1m railings	PERCON	DEL	29/06/2017

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 proposed railings as marked in blue on the approved block plan shall be provided in accordance with the submitted railing details received by the Local Planning Authority on the 16th of May 2017, and shall not be substituted for any other type of boundary treatment. The approved railings shall be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development is appropriate and retains the character, appearance and openness of the area, in accordance with policy DM2.

Reasons

The proposed fencing and railings 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 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, and COR13 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 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.

17/00619/FULL	Building at NGR 299128 113030 Hartnoll Business Centre Hartnoll Farm Tiverton Devon	Erection of 2 commercial units following demolition of existing units	PERMIT	DEL	27/06/2017
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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 application site including any building(s) thereon shall be used for B1 use only and for no other purpose (including any purpose in Class B8, D1, C3, A1, A2, A3 of the Schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended)), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

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- No part of the development hereby approved shall be brought into its intended use until the parking facilities have been provided, surfaced and drained in accordance with the submitted plan P553/10 (area Green) and shall be retained and maintained for that purpose at all times.
- The vehicle parking shown on the approved plan shall be marked out in accordance with the layout on drawing numbered [P553/10 (area Green)] prior to the vehicle parking first being brought into use. The parking spaces shall be so retained for vehicles visiting the site.

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.
- To ensure the building is utilised for appropriate use within close proximity to a residential dwelling and to protect the amenity of this dwelling.
- To ensure that adequate facilities are available for the traffic attracted to the site.
- In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.

Reasons

The proposed erection of 2 business units (Use Class B1) by virtue of their scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another unit, its surroundings or any residential dwelling within the area. The introduction of two further units on the site is not considered to result in additional levels of traffic that would result in adverse conditions on the local highway network. The economic development benefits of the proposals have been taken into account. As such the proposal is considered to comply with policies COR4, COR9 and COR18 of the Mid Devon Core Strategy (LP1) and DM2, DM8, DM17 and DM20 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.

17/00630/FULL	Land and Buildings at NGR 302380 115710 Higher Locks Whitnage Devon	Erection of an agricultural shed to house calves	PERMIT	DEL	26/06/2017
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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.

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Reasons

The proposal is considered to be acceptable in terms of its visual and environmental impact. The addition of a further livestock building adjacent to existing livestock buildings is not considered to cause additional harm to the living conditions of neighbouring residents. The development is considered to be in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM22 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.

17/00632/HOUSE	Church Green Cottage Bickleigh Tiverton Devon EX16 8RB	Conversion of part of existing outbuilding to home office and utility room and erection of log store and garden shed	PERMIT	DEL	29/06/2017
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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 window proposed in the north elevation to serve the bathroom as shown on drawing 17/PET/02B shall remain fixed and obscured at all times.
- 4 The office space, storage, utility and garage building hereby approved shall be used for purposes ancillary to the existing dwelling (Church Green Cottage) and shall at no time be let, sold or otherwise disposed of as a separate unit.

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 protect the privacy and amenity space of the neighbouring property in accordance with DM13 of the Mid Devon Local Plan (Part 3).
- 4 In order to avoid the creation of a separate unit of accommodation of insufficient size and in an unsustainable location, in accordance with COR18 of the Mid Devon Local Plan (Part 1).

Reasons

The proposed development is considered to be appropriately detailed and respects the character, scale, setting and design of the dwelling, as well as the setting of the listed building and the Bickleigh Conservation Area. 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.

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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.

17/00634/LBC	Church Green Cottage Bickleigh Tiverton Devon EX16 8RB	Listed Building Consent for the conversion of part of existing outbuilding to home office and utility room and erection of log store and garden shed	PERMIT	DEL	29/06/2017
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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 reasonable and will not harm the curtilage listed structure nor the setting of the listed building as a Heritage Asset. They are therefore considered to be acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) DM27 and the National Planning Policy Framework and should be granted consent.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

17/00682/FULL	Tiverton Constitutional Club Ltd 31 Bampton Street Tiverton Devon EX16 6AH	Erection of a linear monopitch straight roof canopy to provide shelter and smoking area (Revised scheme)	PERMIT	DEL	26/06/2017
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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 whilst leading to change to the visual appearance of the building, will not create harm to the conservation area or the setting of neighbouring listed buildings. The design of the canopy suits and fits with the design of the existing building. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2 and DM18 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 pre-application advice, 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
17/00692/HOUSE	11 Brewin Road Tiverton Devon EX16 5DN	Erection of an extension	PERMIT	DEL	27/06/2017

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 extension in terms of its scale, design and position is considered to be supportable in policy terms. The proposal is considered to adequately 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, COR11 and COR13, Local Plan Part 3 (Development Management Policies) DM2 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

17/00714/FULL	Ashdowne Care Centre Orkney Mews Tiverton Devon EX16 6SJ	Erection of single storey extension	PERMIT	DEL	28/06/2017
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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.

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Reasons

The proposal is considered to be acceptable in that the design of the extension is considered to be appropriate for its location and use. The site is well screened and there would be no unacceptable additional impact on neighbouring residents. The development is considered to be in accordance with policy DM2 of the Local Plan 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.

17/00717/LBC	Gotham Tiverton Devon EX16 5NE	Listed Building Consent for alterations to existing shed with cob walls	PERMIT	DEL	28/06/2017
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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 cause low levels of less than substantial harm to the listed building which is justified given the specific circumstances of the site. 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.

17/00719/TPO	6 Coldharbour Uffculme Cullompton Devon EX15 3EE	Application to crown lift 1 Oak tree by 4.5m over car parking area protected by Tree Preservation Order 02/00003/TPO	PERMIT	DEL	28/06/2017
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.

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- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a)Crown lift to 4.5m above ground level 1 Oak tree

Reasons

- 1 To ensure the works are carried out in accordance with best Arboricultural practice.
- 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 and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

The proposed pruning work is acceptable. The health of the tree should not be affected and the appearance of the tree will not be damaged.

17/00725/CLU	The Studio Pinkworthy Farm Templeton Tiverton Devon EX16 9EU	Certificate of lawfulness for the existing use of building as a single residential dwelling for a period in excess of 4 years	PERMIT	DEL	29/06/2017
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Conditions

- 1 From the evidence submitted in support of this application, on the balance of probability The Studio Flat has been occupied continuously as a separate dwelling for a period in excess of four years. The certificate granted demonstrates what the Local Planning Authority considers to be the relevant area of occupation as a separate dwelling, this includes The Studio, the raised decking access area and the parking spaces adjacent to the decking.

17/00730/PNCOU	Building at NGR 286489 111236 (Forge) Pennymoor Devon	Prior Notification for the change of use of store to dwelling under Class P	APA	DEL	28/06/2017
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Reasons

The proposed development is considered to be compliant with criteria P.1(a) and (b) of the legislation and the permitted development rights set out in Class P of the Town and Country Planning (General Permitted Development) (England) Order 2015. The prior approval issues have been considered and subject to the conditions as set out below it is not considered that there are any other issues outstanding.

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1.The works to convert the building shall not include any excavation of the concrete hardstanding within the site. If any excavations to the concrete hardstanding or floor slab are proposed, an investigation and risk assessment scheme shall be completed to assess the nature and extent of any contamination on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: - human health, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - adjoining land, - groundwaters and surface waters, - ecological systems, - archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s) and a time frame for completion of the remediation. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. The remediation scheme shall be carried out in accordance with the details, as approved by the Local Planning Authority, in respect of criteria (iii) prior to first use of the building as a dwelling.

Details of the closing up of the existing entrance on the front (south) elevation shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the development shall be carried out in accordance with those details prior to the first use of the building and shall thereafter be so retained.

17/00747/FULL	Land and Buildings at NGR 289256 100076 (The Workshop) Shute Cross Shobrooke Devon	Conversion of redundant engineering workshop to two 3- bedroom holiday cottages	PERMIT	DEL	29/06/2017
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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 holiday let units hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up to date register of the names of all occupiers of the holiday let unit, their arrival and departure dates and their main home addresses and shall make this information available at all reasonable times to 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 The site is in the countryside outside defined settlement limits where permanent dwellings with unrestricted occupation without special justification would be contrary to planning policy, however, holiday let development where a countryside location has been justified is considered to be in accordance with policy DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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Reasons

The application for the conversion of redundant engineering workshop to two 3-bedroomed holiday cottages is considered to be supportable in policy terms. The site is reasonable accessible from Exeter and Crediton as well as surrounding rural villages and will provide opportunity for guests to utilise local village services, attractions and access the surrounding countryside. The proposal would also provide accommodation for the proposed function venue, approved on the land adjacent to the application site, if it is built out. On this basis, the site is considered to be reasonably well located to accommodate the needs of tourists in this part of the district. The proposed alterations will not substantially alter the appearance of the building and overall it is considered that the proposal would not harm the general character and appearance of the area. It is not considered that the proposed use of the building would significantly alter the level of traffic utilising the lane. Given the separation distance, design of the conversion and existing boundary treatments it is not considered that the proposal would result in significant adverse impacts to the amenity of neighbouring occupiers. The building is situated in reasonably close proximity to an agricultural building sited directly north, however it is considered on balance that the relationship is not likely to result in a significant adverse impact to the amenity of future occupiers to an extent that planning permission should be refused. There are no other reasons that would justify refusing planning permission and therefore conditional approval is recommended. Overall the proposal 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 and DM24 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 discussions with applicant's agent and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00754/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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

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).

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
17/00763/HOUSE	17 Lamejohns Field Crediton Devon EX17 1EB	Erection of two storey extension and balcony with double garage at lower ground level and alterations to driveway	PERMIT	DEL	29/06/2017

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 application for the erection of two storey extension and balcony with double garage at lower ground level and alterations to driveway is considered to be supportable in policy terms. The proposal presents a reasonably large addition to this modest bungalow within Crediton. However the existing bungalow is of no historic or architectural merit and the design of the extension will add some visual interest without detracting from the character and appearance of the existing dwelling. The proposed extension and associated retaining walls will be prominent in the street scene by virtue of the scale and siting to the side of the dwelling, however despite the scale it is not considered that the proposal would result in harm to the character or appearance of the wider street scene. The property has a large curtilage and it is not considered that the proposal would result in overdevelopment of the dwelling curtilage, notwithstanding other permissions granted. The impact on neighbouring properties has been considered. Although the extension is relatively large, given the orientation and separation between neighbouring properties, it is not considered that the proposal would result in any adverse impacts in terms of loss of light or being overbearing. Given the open nature of the street scene and the elevated position of the dwelling there are already views from the property and garden area towards the other dwellings and also inter-visibility between other properties and their front garden areas. It is recognised that there will be views from the extension and balcony towards surrounding properties. However given the elevated position of the dwelling and the open nature of the street scene there is already inter-visibility between windows of properties and neighbouring gardens. On balance, it is considered that the proposal would not result in significant harm to the amenity of neighbouring properties. Overall the proposal is considered to be in accordance with the following Policies: COR2 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 the 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
17/00919/NMA	Mill Farm House Cheriton Fitzpaine Crediton Devon EX17 4BD	Non Material Amendment for 15/01948/FULL - Erection of extension following demolition of existing conservatory and a chimney to allow changes to roof lights and door material	PERMIT	DEL	28/06/2017

Reasons

The proposed alterations are not considered to cause harm or erode the quality or acceptability of the previously approved works. The proposed changes will not cause harm to the character or appearance of the listed building and it is noted that listed building consent has been granted for the alterations. The proposed changes would not result in any adverse impacts to the neighbouring properties. The original consent required a sample of the slate for the roof, this condition is still applicable. Overall, the proposed changes are not considered to have a material impact on the scheme and are acceptable.

Reasons

1. Changes to fenestration detailing, specifically removing the glazed ridge feature and replacement with two conservation type roof lights to the south east elevation, and the sliding doors to be of slate grey aluminium rather than timber.
