

# Decision Register

| Ref Number    | Address  | Proposal                                       | Decision | Decision Type | Decision Date |
|---------------|--|--|----------|---------------|---------------|
| 16/01988/MOUT | Land at NGR 301106 107155 Knowle Lane Cullompton Devon | Outline for the erection of up to 74 dwellings | REFUSE   | DEL           | 03/07/2017    |

## Reasons

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

## Reasons

- 1 The development would lead to additional vehicular traffic movements through and in the vicinity of Junction 28 of the M5 motorway. The layout and arrangement of that junction and the surrounding County highway network results in significant queuing traffic during the AM peak. The development proposes local highway improvements which are beneficial to the immediate area but which would not lower the traffic movements through and in the vicinity of Junction 28 of the M5. The development, when assessed with the existing queue lengths, would therefore have a severe impact upon the free flow of vehicular traffic in the vicinity of Junction 28 of the M5 during the AM peak, contrary to paragraph 32 of the National Planning Policy Framework and the objectives of policies COR1 and COR9 of the Mid Devon Core Strategy (Local Plan Part 1).

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|---------------|--|--|--------|-----|------------|
| 17/00317/FULL | Land and Buildings at NGR 288910 105965 (Duncombe Farm) Cheriton Fitzpaine Devon | Change of use of part of woodland to allow a tree tent for tourism purposes including proposed fencing, septic tank and shower/toilet unit | PERMIT | DEL | 06/07/2017 |
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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 (i) The holiday accommodation unit (camping pod and associated facilities) shall be occupied for holiday purposes only. (ii) The holiday accommodation unit (camping pod and associated facilities) shall not be occupied as a person's sole, or main, place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation unit (camping pod and associated facilities) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 The development hereby approved shall only be occupied for holiday purposes only. On its becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 3 months of it becoming redundant for its approved use.

## Reasons

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

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

- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside of defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure removal of the facilities if no longer required for holiday occupation in order to protect the character, appearance and general amenity of the area of countryside in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

**Reasons**

The proposal is for the change of use of a small part of an agricultural holding (principally an area of woodland) to set up a bespoke facility for tourism and is supportable in principle. The size, scale and location of the development and the structures that are proposed are considered to be respectful to the rural and agricultural character and visual amenities of the area. The Local Planning Authority is satisfied that the proposed scheme will not result in any harmful impacts on highway safety or the amenity of occupiers of nearby properties. 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), Policies 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 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.

|                       |   |                             |        |     |            |
|-----------------------|---|-----------------------------|--------|-----|------------|
| <b>17/00467/HOUSE</b> | Court Barton Silver Street Thorverton<br>Exeter Devon EX5 5LT | Conversion of barn to annex | PERCON | DEL | 05/07/2017 |
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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 annex accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Court Barton, Thorverton and shall not at any time be used, either by way of being let, given or sold, as a separate unit of accommodation or for commercial purposes.
- 4 Prior to their installation, details of the secondary windows including sections, mouldings, profiles and fixing locations shall be submitted to and approved in writing by the local planning authority, and after their installation thereafter retained as such.
- 5 Prior to their installation, details of the fully glazed doors including sections, mouldings and profiles shall be submitted to and approved in writing by the local planning authority, and after their installation thereafter retained as such.
- 6 Notwithstanding those details provided in the approved schedule of works, further details of thermal, sound and fire insulation works, ceiling details and extract vents shall be submitted to and approved in writing by the local planning authority, and after their installation thereafter retained as such.

**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 order to protect the privacy and amenity of Court Barton and to preserve its setting as a listed building of special architectural or historic interest.
- 4 In order to ensure good detailing that will ensure well designed development and a successful visual appearance.
- 5 In order to ensure good detailing that will ensure well designed development and a successful visual appearance.
- 6 In order to ensure good detailing that will ensure well designed development and a successful visual appearance.

**Reasons**

The proposed development is considered to be appropriately designed and 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 and provides genuinely ancillary accommodation to the main house. 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.

**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 and negotiation. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|---------------------|--|---|--------|-----|------------|
| <b>17/00468/LBC</b> | Court Barton Silver Street Thorverton Exeter Devon EX5 5LT | Listed Building Consent for the conversion of barn to annex to include new roof, repair of walls and cladding, insertion of roof lights and replacement windows and doors | PERCON | DEL | 05/07/2017 |
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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 Prior to their installation, details of the secondary windows including sections, mouldings, profiles and fixing locations shall be submitted to and approved in writing by the local planning authority, and after their installation thereafter retained as such.
- 4 Prior to their installation, details of the fully glazed doors including sections, mouldings and profiles shall be submitted to and approved in writing by the local planning authority, and after their installation thereafter retained as such.
- 5 Notwithstanding those details provided in the approved schedule of works, further details of thermal, sound and fire insulation works, ceiling details and extract vents shall be submitted to and approved in writing by the local planning authority, and after their installation thereafter retained as such.

| 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 detailing and a visual appearance that reflects the quality of the listed building's special interest and causes no harm to it.
- 4 In order to ensure detailing and a visual appearance that reflects the quality of the listed building's special interest and causes no harm to it.
- 5 In order to ensure detailing and a visual appearance that reflects the quality of the listed building's special interest and causes no harm to it.

**Reasons**

The proposed works are reasonably designed and through the creation of viable alternative use and retention of historic fabric, are not considered to cause harm to the listed building and will therefore preserve its 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.

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|-----------------------|---|--------------------------------------|--------|-----|------------|
| <b>17/00475/HOUSE</b> | Diptford Farm Stoodleigh Tiverton<br>Devon EX16 9RU | Erection of an extension to<br>annex | REFUSE | DEL | 06/07/2017 |
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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 with agent. 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 Whilst of reasonable design and materials, the proposal identifies accommodation of a scale and separation that is not considered to be genuinely annexed or ancillary and is tantamount to a separate dwelling in the countryside. The development is therefore considered to be unacceptable and not in accordance with the Mid Devon Core Strategy (Local Plan Part 1) Policy COR18, nor the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM13 nor the National Planning Policy Framework and should be refused permission.

|                       |   |   |        |     |            |
|-----------------------|---|---|--------|-----|------------|
| <b>17/00668/HOUSE</b> | Talomme Poughill Crediton Devon<br>EX17 4LA | Installation of 2 outdoor heat<br>pumps | PERMIT | DEL | 03/07/2017 |
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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 installation of two heat pumps is considered to be supportable in policy terms. By virtue of their scale and siting, the proposed heat pumps are not considered to harm the character or appearance of the dwelling or its contribution to the street scene. There are no concerns regarding over development of the dwelling curtilage. By virtue of the separation distance and intervening boundary treatment it is not considered that the proposal would result in any unacceptable adverse impacts to the amenity of neighbouring occupiers. Overall the proposal is considered to be acceptable in accordance with policy COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, 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.

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|---------------------|--|--|--------|-----|------------|
| <b>17/00681/LBC</b> | Abbotsham Farm Wembworthy<br>Chulmleigh Devon EX18 7SJ | Listed Building Consent for alterations to internal layout, insertion of 4 rooflights, and replacement of window with door on rear elevation | PERMIT | DEL | 06/07/2017 |
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**Conditions**

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

**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 safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|------------|---------|----------|----------|---------------|---------------|
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**Reasons**

The proposed works are considered to be supportable in policy terms as the works are not considered to harm the character, appearance and setting of the listed building. The proposal would not result in the loss of historic building fabric. Overall the proposal is considered to be acceptable in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

|                |  |                                     |        |     |            |
|----------------|--|-------------------------------------|--------|-----|------------|
| 17/00684/HOUSE | 1 Cottey Brook Tiverton Devon EX16 5BR | Erection of single storey extension | PERMIT | DEL | 05/07/2017 |
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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 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 and the adjacent conservation area. The proposal would not result in over development of the curtilage, adequate parking remains and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. The property is located within Flood Zone 3, the principle of development is acceptable and the mitigation measures are proportionate to the proposal. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR11, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM13, 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.

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|--------------|---|--|--------|-----|------------|
| 17/00693/OUT | Land at NGR 307519 112726 (Yondercott) Uffculme Devon | Outline for the erection of 4 dwellings with associated access | REFUSE | DEL | 03/07/2017 |
|--------------|---|--|--------|-----|------------|

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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 Local Planning Authority does not consider Yondercott to be a sustainable settlement in that it lacks the day to day facilities that make it suitable for housing growth. Yondercott has none of the three essential services that the Local Planning Authority considers necessary for even a limited level of new housing development. It does not have an education facility, shop or public transport service. Accessibility to a wide range of services is relatively poor; the distance to the village centre is just over 1km with no continuous footway, putting pedestrians at risk on the highway. As such, there would be a high dependency on the usage of the private car. In the opinion of the Local Planning Authority, the proposal would not amount to sustainable development and therefore conflicts with the sustainability objectives of the NPPF. The harm caused by this conflict is considered to significantly and demonstrably outweigh the benefits of the development in providing new housing in the District. The proposal is considered to be contrary to policies: COR1, COR9, COR12 and COR18 of the Mid Devon Core Strategy (LP1) and the sustainability objectives of the National Planning Policy Framework.
- 2 The site is located in an area which is susceptible to flooding both from the River Culm and the un-named watercourse. The Flood Risk Assessment (FRA) which has been submitted is insufficient to allow the Local Planning Authority to adequately assess the flood risk to the proposed development. The application fails to fully account for climate change, and consider the flood risk of the minor watercourse. The harm caused by this conflict is considered to significantly and demonstrably outweigh the benefits of the development in providing new housing in the District. The proposal is considered to be contrary to policies: COR11 of the Mid Devon Core Strategy (LP1) and the sustainability objectives of the National Planning Policy Framework.
- 3 The site is designated in the emerging local plan Review 2013 - 2033 as a DEFRA priority habitat, insufficient specific details have been provided as to how this habitat will be retained or protected to allow the Local Planning Authority to adequately assess the impacts on the protected status of the site. The harm caused by this conflict is considered to significantly and demonstrably outweigh the benefits of the development in providing new housing in the District. The proposal is considered to be contrary to policies: COR2 of the Mid Devon Core Strategy (LP1) and the sustainability objectives of the National Planning Policy Framework.

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|---------------|---|---------------------------------------|--------|-----|------------|
| 17/00698/FULL | Building at NGR 299918 103922 (Builders Yard) Millway Gardens (Rear Of High Street) Bradninch Devon | Erection of dwelling (Revised scheme) | PERCON | DEL | 07/07/2017 |
|---------------|---|---------------------------------------|--------|-----|------------|

**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.

|               |   |   |        |     |            |
|---------------|---|---|--------|-----|------------|
| 17/00699/FULL | Land and Buildings at NGR 282748 105263 Dowrich Farm Sandford Devon | Erection of an agricultural livestock building (713.44 sqm) | PERMIT | DEL | 06/07/2017 |
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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.

| 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.
- 2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The application for the erection of an agricultural livestock building (713.44 sqm) is considered to be supportable in policy terms. The building, which replaces two existing livestock buildings, will provide fit for purpose housing for livestock and is considered to be reasonably necessary to support the agricultural activity on the holding. The building is relatively large but will be viewed in accordance with the surrounding agricultural buildings. It is of a typical agricultural design and is considered to respect the character of the rural area. Given the topography and separation distance between neighbouring dwellings, it is not considered that the proposal would result in any adverse impacts on the amenity of nearby properties. The development is not considered to have an adverse impact on the environment or the local road network. Given this assessment the development is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 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.

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|---------------|---|---|--------|-----|------------|
| 17/00711/FULL | Land and Buildings at NGR 301270<br>112834 (Orchard House) High Street<br>Halberton Devon | Erection of 4 dwellings,<br>conversion of barn to dwelling,<br>parking and formation of new<br>vehicular access | PERCON | DEL | 04/07/2017 |
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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 Subject to the effect of any condition 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.
- 3 Before the development hereby permitted is first brought into use, the access and its associated visibility splays, parking and turning areas shall be provided and surfaced to avoid surface water discharge onto the highway. Following their provision these details shall be so retained and maintained.
- 4 All telephone, electricity and mains gas services to the building shall be placed underground.
- 5 No development shall begin until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.

| Ref Number | Address | Proposal   | Decision | Decision Type | Decision Date |
|------------|---------|--|----------|---------------|---------------|
| 6          |         | Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E and F of Part 1, or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil of liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.   |          |               |               |
| 7          |         | Before its use on site, a sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the walls of the dwellings hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel.  |          |               |               |
| 8          |         | Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the buildings and hardsurfaced areas have been submitted to and approved in writing by the Local Planning Authority.  |          |               |               |
| 9          |         | No development shall begin until a Phase 2 investigation and risk assessment, in response to the assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, which shall have previously been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority before development begins. The report of the findings shall 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, archeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). The assessment shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. |          |               |               |
| 10         |         | A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing of the Local Planning Authority before development begins. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with its terms. The Local Planning Authority shall be given two weeks' written notification of commencement of the remediation scheme works. Following completion of the measures identified in the approved remediation scheme, and before any dwelling is first occupied, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing of the Local Planning Authority.  |          |               |               |
| 11         |         | In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared in accordance with the requirements of condition 10.  |          |               |               |
| 12         |         | The proposed estate road, 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, such details to include plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction.  |          |               |               |
| 13         |         | No part of the development hereby approved shall be commenced until: A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20 metres back from its junction with the public highway B) The ironwork has been set to base course level and the visibility splays required by this permission laid out C) The footway on the public highway frontage required by this permission has been constructed up to base course level D) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority  |          |               |               |

| Ref Number | Address | Proposal  | Decision | Decision Type | Decision Date |
|------------|---------|---|----------|---------------|---------------|
| 14         |         | No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme and shall be fully operational before any dwelling is first occupied.   |          |               |               |
| 15         |         | No development shall take place the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or as otherwise agreed in writing by the Local Planning Authority.   |          |               |               |
| 16         |         | No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.   |          |               |               |
| 17         |         | No development shall begin on the conversion of the barn until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include: (a)Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the building; (b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface (c)Details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to during the course of the conversion works. |          |               |               |
| 18         |         | The mitigation and enhancements proposed in the Ecological Appraisal (February 2017) prepared by Green Ecology shall be implemented and completed before any dwelling is first occupied and shall be retained in accordance with the requirements of that report.   |          |               |               |

#### 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 adequate facilities are provided and retained for vehicles attracted to the site in accordance with policies DM2 and DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 : 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.
- 5 No boundary treatment shall be installed 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, together with soft landscaping works and a timescale for its implementation. The boundary treatment so approved shall then be installed before the development hereby permitted is first brought into its permitted use, and shall be so retained and maintained.
- 6 To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and turning areas and amenity space are maintained for the proposed dwelling in accordance with policies DM2 and DM14 of the LP3 DMP
- 7 To ensure the use of stone, mortar, coursing and pointing appropriate to the development in order to safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27.
- 8 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM14, DM27.
- 9 In the interests of public health and the protection of the environment.
- 10 In the interests of public health and the protection of the environment.
- 11 In the interests of public health and the protection of the environment.

| Ref Number | Address | Proposal  | Decision | Decision Type | Decision Date |
|------------|---------|---|----------|---------------|---------------|
| 12         |         | To ensure that adequate information is available for the proper consideration of the detailed proposals.  |          |               |               |
| 13         |         | To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents.  |          |               |               |
| 14         |         | To protect water quality and minimise flood risk in accordance with Flood Management Act.   |          |               |               |
| 15         |         | To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development. |          |               |               |
| 16         |         | To protect the privacy and amenities of neighbouring occupiers in accordance with policies DM2 and DM14 of the LP3 DMP.   |          |               |               |
| 17         |         | To ensure the character of the building is retained and to protect the building during conversion works in accordance with policy DM11.   |          |               |               |
| 18         |         | To ensure the protection of any ecological interests at the site in accordance with policy DM11.  |          |               |               |

### Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Halberton. The proposal would bring important social benefits in terms of delivering market housing and it would also promote economic activity. The Council attaches considerable weight to these matters, in light of the Council's current housing land supply position and the need for economic growth. The proposed development will reasonably complement the appearance of the street scene and would have an acceptable impact on the character and appearance of the Halberton Conservation Area. Adequate on-site parking with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwelling and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. The proposal is therefore in accordance with policies COR9, COR2, and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), together with policies DM1, DM2, DM3, DM8, DM14 and DM27. Therefore no environmental harm has been identified which is not capable of being mitigated through the use of planning conditions and the submitted S106.

### Reasons

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

|                      |   |   |        |     |            |
|----------------------|---|---|--------|-----|------------|
| <b>17/00732/FULL</b> | Lapford Youth Club Popes Lane<br>Lapford Devon EX17 6PW | Variation of Condition 4 in relation to access and parking of Planning permission 16/00413/FULL to apply to the two developments separately and Condition 5 in relation to the mitigation works to apply to the conversion development only | PERCON | DEL | 04/07/2017 |
|----------------------|---|---|--------|-----|------------|

### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

| Ref Number | Address | Proposal   | Decision | Decision Type | Decision Date |
|------------|---------|--|----------|---------------|---------------|
| 2          |         | The development hereby approved shall be completed in accordance with the floor plans as approved under LPA ref: 16/00413/FULL and the following site plan and elevation plans which were submitted and approved by the Local Planning Authority in terms of condition 2 pursuant to LPA ref: 16/00413/FULL L(-1)02 REV C Site Plan Proposed L(-4)05 REV A North Elevation L(-4)06 REV A East Elevation L(-4)07 REV A South Elevation L(-4)08 REV A WEST Elevation |          |               |               |
| 3          |         | The conversion of the former Youth Club building into a dwelling hereby approved shall be undertaken in accordance with the details submitted to approved the Local Planning Authority in terms of condition 3 pursuant to LPA ref: 16/00413/FULL.   |          |               |               |
| 4          |         | Before either of the dwellings hereby permitted is first brought into use, the vehicular access, parking and turning areas in relation to that dwelling shall be surfaced and drained (to avoid surface water discharge onto the highway) in accordance with details to be submitted to, and be approved in writing by, the Local Planning Authority. Following their provision, these facilities shall be so retained.  |          |               |               |
| 5          |         | The conversion of the former Youth Club building into a dwelling hereby approved shall be implemented and completed in accordance with the mitigation works as proposed in the Preliminary Ecological Appraisal prepared by Joseph Lane (March 2016) and the Phase 2 Bat Survey prepared by Joseph Lane (May 2016). The scope of mitigation proposed shall be so retained as required.   |          |               |               |

### 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 character of the building is retained and to protect the building during conversion works in accordance with policy DM2.
- 4 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.
- 5 To ensure the protection of any ecological interests at the site.

### Reasons

The principle of the conversion and change of use of the existing building as a residential dwelling and the development of a further dwelling within the wider plot has already been approved under LPA ref: 16/00413/FULL in accordance with policy COR 17 and DM25. This application proposed the same development scheme as approved but seeks to vary the wording of the conditions pursuant to the approval. The variation to the conditions as proposed does not affect the acceptability of the development and therefore conditional approval is recommended as follows. It has been demonstrated that the building can be converted without significant rebuilding, alteration and extension and therefore a significant amount of the original building fabric and character will be retained. The additional building is designed to be of a scale, massing and appearance which is respectful to the street scene. The works to the building, and the design and location of the new building are considered not adversely affect the amenities and living conditions of the adjacent dwellings. The proposed transport arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area subject to the mitigation as proposed. The applicant has made provisions to redress the requirements of policies AL/IN/3 and AL/CRE/8 to satisfactorily to mitigate against the need to provide new open space / maintenance of existing off site and to improve Air Quality within the AQMA. On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14 and DM25 of the Local Plan part 3, COR1, COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), policy of Local Plan 2 (AIDPD) 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 completing the issuing of the decision notice, in a timescale agreed with 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 |
|---------------|----------------------------------|---|----------|---------------|---------------|
| 17/00745/FULL | Burleyhayes Linhay Hemyock Devon | Conversion of ancillary domestic accommodation to holiday cottage | PERMIT   | DEL           | 05/07/2017    |

### 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 (i) The development hereby approved shall be occupied for holiday purposes only (ii) The development hereby approved shall not be occupied as a person's sole or main place of residence. (iii) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday let, their dates of occupation and their main home addresses and shall make this information available to the Local Planning Authority at all reasonable times.
- 4 The new windows proposed in the west elevation hereby permitted shall match the windows as far as reasonably practicable on the existing property.

### 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 outside of defined settlement limits in the open countryside, where unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies) relating to tourism and leisure development proposals.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policies DM2 and DM13 of the Mid Devon Local Plan Part 3 (Development Management Policies).

### Reasons

The application for the conversion of ancillary domestic accommodation to holiday cottage at Burleyhayes Linhay, Hemyock is considered to be supportable in policy terms. The proposed holiday let will provide a tourism offer for walkers/ rambblers/ cyclists to enjoy the local area and scenery. The proposed holiday let is considered to respect the character and appearance of the local area. The proposal will have no adverse impacts on neighbouring properties. The application scheme raises no concerns with transport and/or access issues and provides a good justification for the application for tourist and leisure development in this location. On this basis the application scheme is considered to comply with the following policies; COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM24 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.

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| Ref Number     | Address                                       | Proposal  | Decision | Decision Type | Decision Date |
|----------------|---|---|----------|---------------|---------------|
| 17/00753/HOUSE | 35 Rackenford Road Tiverton Devon<br>EX16 5AF | Conversion of garage to<br>ancillary accommodation and<br>erection of detached garage | PERMIT   | DEL           | 07/07/2017    |

#### 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 To allow sufficient time for the [agricultural] enterprise to become established in accordance with guidance in Planning Policy Statement No. , Annex A.

|                |   |   |     |     |            |
|----------------|---|---|-----|-----|------------|
| 17/00755/PNCOU | Building at NGR 271165 109142<br>Nymet Mill Nymet Rowland Devon | Prior Notification for the change<br>of use of agricultural building to<br>dwelling under Class Q | PDA | DEL | 03/07/2017 |
|----------------|---|---|-----|-----|------------|

#### Reasons

- 1 The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q (a) & (b) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior approval is not required subject to the standard conditions set out in the GPDO.

|               |   |   |        |     |            |
|---------------|---|---|--------|-----|------------|
| 17/00761/FULL | The Wendy House 37 Higher Street<br>Cullompton EX15 1AJ | Temporary change of use from<br>offices (B1) to Dog Groomers<br>(Sui generis) with retail section<br>(A1) for a 5 year period | PERMIT | DEL | 03/07/2017 |
|---------------|---|---|--------|-----|------------|

#### Conditions

- 1 The use hereby permitted shall discontinue on or before 27th June 2022 and, prior to its discontinuance, the site shall revert back to its former use.
- 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 To reflect the temporary nature of the application as applied for by the applicant.
- 2 For the avoidance of doubt and in the interests of proper planning.

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

**Reasons**

The proposed change of use is considered to be policy supportable and will provide an alternative use which will contribute to the vitality and viability of Cullompton. The proposal will not have a detrimental impact on the character and appearance of the adjacent Conservation Area. In addition, the change of use is not considered to have a materially adverse impact on the privacy or amenity of nearby occupiers. As such, the proposal is considered to comply with the requirements of policies COR2 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), DM1 and DM8 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 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.

|                |  |   |        |     |            |
|----------------|--|---|--------|-----|------------|
| 17/00770/HOUSE | 9 Ashley Rise Ashley Tiverton Devon EX16 5PW | Erection of ground floor extension to rear and two storey extension to side | PERMIT | DEL | 07/07/2017 |
|----------------|--|---|--------|-----|------------|

**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 single storey rear and two storey side extensions in terms of their scale, design and position are 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, adequate parking remains 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, 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 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 |
|----------------|--|--|----------|---------------|---------------|
| 17/00779/HOUSE | 5 Brickhouse Drive Tiverton Devon EX16 6BP | Erection of two storey extension to rear (ground and first floor) with second floor dormer and terrace | PERMIT   | DEL           | 03/07/2017    |

#### 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 terrace shall not be brought into its use until the privacy screens indicated on drawing number 17/BRI/03 Rev A have been installed in accordance with the approved plans. Such privacy screens shall be permanently 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 protect the privacy of the neighbouring residents in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed extension is considered to be appropriately scaled and designed for its use and location and not to unacceptably impact the privacy and amenity of neighbouring residents, in accordance with policy COR2 of Mid Devon Core Strategy (Local Plan Part 1) and policies DM2, DM8 and DM13 of 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. 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.

|                |   |   |     |     |            |
|----------------|---|---|-----|-----|------------|
| 17/00780/PNCOU | Best One 4 New Parade Anstey Crescent Tiverton Devon EX16 4JP | Prior notification for the change of use of Shop (Class A1) to 2 dwellings (Class C3) under Class M | PDA | DEL | 06/07/2017 |
|----------------|---|---|-----|-----|------------|

#### Conditions

- 1 The development shall be carried out wholly in accordance with the details provided by the applicant with the Prior Approval application.
- 2 The change of use hereby permitted shall be begun within three years of the date of this prior approval permission.

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

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**Reasons**

- 1 To comply with Part 3, Class M and Paragraph W of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.
- 2 To prevent an accumulation of unimplemented planning permissions and in accordance with Condition M.2(3) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

**Reasons**

The proposed change of use of Shop (Class A1) to 2 dwellings (Class C3) as shown on the approved plans accords with the requirements of Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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|                       |  |   |        |     |            |
|-----------------------|--|---|--------|-----|------------|
| <b>17/00789/HOUSE</b> | 14 Millhayes Farm Hemyock<br>Cullompton Devon EX15 3RH | Erection of a single storey side<br>extension | PERMIT | DEL | 03/07/2017 |
|-----------------------|--|---|--------|-----|------------|

**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 scheme for the erection of a single storey side/ rear extension is considered to be supportable in policy terms. The proposal would not result in over development, given the reasonable size curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extensions are not considered to detract from the character and appearance of the existing dwelling or its setting within the Blackdown Hills Area of Outstanding Natural Beauty. The proposal is therefore considered to comply with the following policies; COR17/ COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 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.

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| Ref Number    | Address   | Proposal   | Decision | Decision Type | Decision Date |
|---------------|---|--|----------|---------------|---------------|
| 17/00802/FULL | Land and Buildings at NGR 285829<br>122409 Swineham Farm Oakford<br>Devon | Change of use of agricultural building form storage to housing of livestock with the additional cladding and doors | PERMIT   | DEL           | 05/07/2017    |

#### 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

Proposed is the change of use of an agricultural building from storage to the housing of livestock with additional cladding and doors. The overall design and scale of the building proposed to change use is acceptable given its context, the change of use is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any nearby dwellings. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor would it result in an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 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.

|                |   |                          |        |     |            |
|----------------|---|--------------------------|--------|-----|------------|
| 17/00807/HOUSE | 39 Castle Street Tiverton Devon EX16<br>6RE | Erection of conservatory | PERMIT | DEL | 05/07/2017 |
|----------------|---|--------------------------|--------|-----|------------|

#### 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.

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

2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The proposed single storey rear extension in terms of its scale, design and position are considered to be supportable in policy terms. The proposal is considered to adequately respect the character, scale, setting and design of the existing dwelling and the conservation area within which the dwelling 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, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM13, 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.

|                       |  |  |        |     |            |
|-----------------------|--|--|--------|-----|------------|
| <b>17/00818/HOUSE</b> | 18 Sycamore Close Willand<br>Cullompton Devon EX15 2SH | Erection of single storey<br>extension | PERMIT | DEL | 03/07/2017 |
|-----------------------|--|--|--------|-----|------------|

**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 a single storey extension to the front of the property at 18 Sycamore Close, Willand is considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR17, Local Plan Part 3 (Development Management Policies) DM2 and DM13 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 |
|-----------------|---|---|----------|---------------|---------------|
| 17/00836/ADVERT | First Choice 1 Fore Street Cullompton<br>Devon EX15 1JW | Advertisement Consent to display 1 non-illuminated fascia sign and 1 hanging sign | PERMIT   | DEL           | 03/07/2017    |

#### Conditions

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

#### Reasons

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

#### Reasons

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

#### 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.

|                |   |   |        |     |            |
|----------------|---|---|--------|-----|------------|
| 17/00843/HOUSE | 3 Walnut Drive Crediton Devon EX17<br>1JB | Erection of single storey extension to rear | PERMIT | DEL | 06/07/2017 |
|----------------|---|---|--------|-----|------------|

#### 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.

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

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**Reasons**

The application for the erection of a single storey extension to the rear of the property at 3 Walnut Drive, Crediton is considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR15, Local Plan Part 3 (Development Management Policies) DM2 and DM13 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.

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