

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10/00201/FULL/V10	Land at NGR 295600 102934 Fore Street Silverton Devon	Variation to S106 Unilateral Agreement - Erection of 5 dwellings with associated parking (Works Commenced)	PERMIT	DEL	12/07/2017

## Reasons

The application seeks to modify the current S106 agreement to allow the phased payment of the education and POS contribution upon occupation of the 2nd and last dwelling. Given that the need for the infrastructure arises upon occupation of the units, it is not considered that there would be any planning policy reasons to refuse this current application to modify the section 106 agreement.

17/00129/OUT	Land and Buildings at NGR 300985 112877 Between 36 and 42 High Street Halberton Devon	Outline for the erection of a dwelling with access	REFUSE	COMM	13/07/2017
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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. 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 site is identified as a visually important open space within the Halberton Conservation Area Appraisal and Management Plan adopted by the Local Authority on 29th March 2006. It is considered by the Local Planning Authority that this open area, one of a number of such spaces elevated above the road, retained by a stone wall and lying between groups of cottages along the northern side of High Street, is integral to the character of this part of the village. Consequently, the proposed development which would result in the loss of the significant section of the rubble stone wall and the loss of open space within the street would in the opinion of the Local Planning Authority cause a high level of less than substantial harm to the character and appearance of the Conservation Area that is not outweighed by the public benefit, contrary to policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM27 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.
- 2 No assessment has been made of the potential land contamination risks on the site and the status of the site in terms of land contamination and risks to future users of the site is unknown. This is not considered to be consistent with the introduction of a new sensitive/vulnerable land use where the history of the use of the site is not known, contrary to policy DM7 of the Local Plan 3 Development Management Policies.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<b>17/00337/LBC</b>	Pendennis House 27 Parsonage Street Bradninch Exeter Devon EX5 4NW	Listed Building Consent for the replacement of two windows and adaptation/repair of three windows	PERMIT	DEL	14/07/2017

#### Conditions

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

#### Reasons

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

#### Reasons

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

<b>17/00592/FULL</b>	Pumping Station Exebridge Devon	Erection of a shed for the storage of sandbags	PERMIT	DEL	12/07/2017
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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 shed for the storage of sandbags is considered to be acceptable in policy terms. The proposal will have community benefits in respect of alleviating flood risk to life and properties and will not increase flood risk elsewhere. The proposal will not obstruct the nearby public footpath and will not detrimentally impact the character and appearance of the surrounding area. Overall the proposal is considered to be in accordance with policies COR1, and COR11 of the Mid Devon Core Strategy and DM1 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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**Reasons**

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

17/00598/LBC	Royal British Legion Angel Hill Tiverton Devon EX16 6PE	Listed Building Consent for the erection of a Memorial plaque on exterior wall	PERCON	DEL	12/07/2017
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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 the installation of the approved plaque, the fixing method and exact siting shall be discussed and agreed in writing by the local planning authority.

**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 a fixing that will cause least damage to the listed building and result in a visual appearance commensurate with the special historic or architectural interest of the building.

**Reasons**

The proposed works are considered to be justified and reasonable given the function of the building and its primary purpose when built. The proposal will cause low levels of less than substantial harm to the listed building due to loss of historic fabric which is considered to be justified given the specific circumstances of the site, proposal and public benefit. 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.

17/00617/MFUL	Hartnoll Business Centre Hartnoll Farm Tiverton Devon EX16 4NG	Erection of a commercial unit (1180sqm) following demolition of 2 existing units	PERCON	COMM	13/07/2017
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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. Detailed drawings confirming the existing site levels, proposed finished floor levels for the buildings, and the proposed datum levels across the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The development shall be completed in accordance the approved details thereafter.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems, and those set out in the Surface Water Drainage Strategy (Rev A, dated 16/05/2017) and Drawing No. P553/12			
4		The application site including any building(s) thereon shall be used for B1/B2/B8 use only and for no other purpose (including any purpose in Class 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.			
5		No part of the development hereby approved shall be brought into its intended use until the passing facilities at the entrance of the site as set out in plan P553/11 have been provided, surfaced and drained in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The passing facilities shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.			
6		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 blue) and shall be retained and maintained for that purpose at all times.			
7		The vehicle parking shown on the approved plan shall be marked out in accordance with the layout on drawing numbered [P553/10 (area Blue)] prior to the vehicle parking first being brought into use. The parking spaces shall be so retained for vehicles visiting the site.			
8		There shall be no outdoor storage of any waste materials generated by the approved scheme of development either on the application site and/or on any other land controlled by the applicant.			
9		No external lighting shall take place until details of such external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.			

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems.
- 4 To ensure the building is utilised for appropriate use within close proximity to a residential dwelling and to protect the amenity of this dwelling.
- 5 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.
- 6 To ensure that adequate facilities are available for the traffic attracted to the site.
- 7 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site.
- 8 In order to protect the general amenities of the area, and in accordance with Policy DM2 of the Mid Devon Local Plan (Development Management Policies).
- 9 To protect the rural character of the area in accordance with policies COR2 of the Mid Devon Core Strategy (LP1) and DM2, DM20 of the Local Plan Part 3 (Development Management Policies).

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

The application scheme proposes the erection of a new business unit on the Hartnoll Business Park. Given the site location and context the scale, massing, and overall design is not considered to harm the privacy or amenity of the occupiers of another unit, the site surroundings or any residential dwelling within the area. The introduction of a further unit on the site following demolition of two smaller units is not considered to result in additional levels of traffic that would result in adverse conditions on the local highway network. Dedicated parking provision and the provision of a passing bay at the entrance to the site are included as part of the proposals. 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 (Local Plan Part 1) and DM2, DM8, DM17 and DM20 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

**Reasons**

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

17/00653/FULL	Lower Bagmore Farm Bradninch Exeter Devon EX5 4LL	Change of use of 2 barns to create 2 holiday lets, erection of an extension to existing carport with the installation of solar panels on South roof and an extension to dwelling, rebuild existing storage shed to provide a plant room for ground source heat	PERCON	DEL	12/07/2017
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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 units shall be occupied for holiday purposes only. (ii) The holiday accommodation units 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 units 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 No development shall begin until working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 5 The roof covering of the development hereby permitted shall be of natural slate, a sample of which shall be submitted to, and be approved in writing by, the Local Planning Authority prior to its use on the building(s). Such approved slate shall be so used and retained.
- 6 Prior to its use on the building, details and a sample of the proposed waney edge boarding shall be submitted to and approved in writing by the Local Planning Authority. Such approved boarding shall be so used and retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		No installation works for any venting, pipework or rainwater goods shall begin until details of any venting and pipe work, including rainwater goods have been submitted to, and approved in writing by, the Local Planning Authority. Such venting, pipework and rainwater goods shall be installed in accordance with these approved details, and shall be so retained.			
8		The external surfaces of the buildings shall be retained as existing and where necessary repaired and/or renewed with materials that match the colour, texture and external appearance of the section of the existing building being repaired and/or renewed.			
9		The carport hereby permitted shall be made available for use as parking at all times, and shall not be used for any other purpose.			
10		The development hereby permitted shall be carried out at all times strictly in accordance with the Mitigation Measures set out in ecological report prepared by EcoLogic Consultant Ecologists LLP dated July 2017 shall be carried out and all necessary works completed prior to the first use of the building.			
11		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part relating to the enlargement of the dwellinghouses, provision of windows and other openings, roof alterations and outbuildings shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.			

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is located outside defined settlement limits in the open countryside where national and local planning policy prohibits the creation of new dwellings unless in special circumstances in accordance with Policy COR18 of Mid Devon Core Strategy 2007 and the NPPF. Due to the proximity of the holiday units and the existing dwellinghouse, along with the shared amenity spaces, it is not considered appropriate for the units to be converted to open market dwellings, to protect the privacy and residential amenities of the main dwelling and the units.
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11
- 5 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11
- 6 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11
- 7 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11
- 8 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11
- 9 In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).
- 10 To ensure that the habitats of protected species are not demonstrably harmed as a result of the proposed development.
- 11 To safeguard the visual amenities of the area and the character and appearance of the building in accordance with COR2, DM2 and DM11.

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**Reasons**

The application for holiday accommodation is considered to be supportable in policy terms. Although the holiday lets will most likely be accessed via private car, as is often the case with rural tourism offers, there is some opportunity for visitors to walk or cycle to the village to utilise its services and therefore support the ongoing provision of these community facilities. The scheme has been designed to enable the unit to sit comfortably within the slope of the land and the visual impact is considered to be acceptable. The access and parking arrangements are considered to be acceptable. The conversion works can be accommodated without significant alteration, extension or rebuilding, the design will retain and enhance the buildings rural character and the development will retain the nature conservation interests on the site. The proposed alterations and conversion works are not considered to harm the privacy or amenity of the occupiers of another dwelling. There are no other material planning considerations that are considered to outweigh the grant of planning permission and therefore conditional approval is recommended. The application scheme is considered to be acceptable in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM11 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 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.

17/00688/FULL	Little Hayne Cottage Cheriton Fitzpaine Crediton Devon EX17 4HR	Change of use of agricultural land to residential garden and erection of self contained annex following demolition of summerhouse	PERMIT	DEL	13/07/2017
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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 Little Hayne Cottage, Cheriton Fitzpaine 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.

**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 located outside defined settlement limits in the open countryside where national and local planning policy prohibits the creation of new dwellings unless in special circumstances in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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#### Reasons

The proposed development is considered to be appropriately detailed and 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 any adverse impacts on neighbouring properties and is considered to be of a scale that reflects that of the residential plot as a whole and the main house. The accommodation is genuinely annexed to the main house. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 1 Core Strategy) Policies COR2 and COR18; (Part 3 Development Management Policies) Policies DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

#### Reasons

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

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<b>17/00689/LBC</b>	Little Hayne Cottage Cheriton Fitzpaine Crediton Devon EX17 4HR	Listed Building Consent for the erection of self contained annex following demolition of summerhouse and replacement of window on southwest elevation of cottage with french doors	PERCON	DEL	13/07/2017
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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 its installation, further details of the approved French doors (sections, mouldings, profiles and finish) shall be submitted to the local planning authority and approved in writing, and once installed shall be thereafter retained.

#### Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure detailing and finish appropriate to the character and appearance of the listed building, to preserve its special interest.

#### Reasons

The proposed works are not considered to cause harm to the main listed building or its setting 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 and should be granted consent.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00720/FULL	Land and Buildings at NGR 292095 109264 (Little Silver) Cadeleigh Devon	Change of use and conversion of stables to dwelling to include associated domestic garden, removal of barn and shed and erection of garage/store	PERMIT	DEL	14/07/2017

### 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 development hereby permitted shall be carried out in accordance with the recommendations in the submitted Bat and Bird Scoping Report by Crossman Associates dated 17th November 2015.
- 4 The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment by AWP dated 21st June 2016 (ref. 0384). Finished floor levels shall be set no lower than 72.45m above Ordinance Datum (AOD) and the flood resilient measures set out in section 5 shall be incorporated into the detailed building design. These mitigation measures shall be fully implemented prior to occupation of the dwelling.
- 5 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 relating to the alteration and extension of a dwelling or its roof, the provision of buildings within the curtilage and the provision of hardstandings, shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To minimise the impact on protected species in accordance with the National Planning Policy Framework.
- 4 To minimise the damage to the building from flood events, in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 5 In order to ensure the development does not increase the risk of flooding elsewhere and to protect the character of the building and the visual amenities of the area, in accordance with Policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).

### Reasons

The proposal is considered to be acceptable in that the building makes a positive contribution in terms of its appearance in its setting and can be converted without significant alteration, extension or rebuilding. The existing access is considered to be adequate for the proposed use and adequate parking and amenity space is to be provided. The proposal is not considered to harm the setting of the adjacent Grade II listed building nor the privacy or amenities of the neighbouring residents. The proposed mitigation would adequately address flood risk and mitigation in respect of bats would address potential harm to protected species. The development is considered to be in accordance with Policies COR2 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Policies DM2, DM8, DM11, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies).

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**Reasons**

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

17/00734/TPO	9 Primrose Close Tiverton Devon EX16 6TB	Application to fell 1 English Oak protected by Tree Preservation Order 87/00002/TPO	PERMIT	DEL	10/07/2017
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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) Reduce the tree to a 5-6m monolith
- 4 The tree that is to be reduced to a monolith shall be replaced by Quercus robur 6-8cm diameter standard tree, supplied in accordance with BS8545:2014 Trees: from independence in the landscape - Recommendations. The trees shall be planted within 7m of the felled tree, or other such species and location as may be agreed in writing with the Local Planning Authority. The replacement tree should be planted in the next growing season following the 'monolithing' of the tree and in accordance with the above specification should they be damaged, uprooted, destroyed or die.

**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 and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 4 In the interests of replacing the amenity lost by the reduction to a monolith of the tree.

**Reasons**

Due to the poor physiological condition of the tree the proposal to monolith the tree at 5-6m in height is acceptable. The proposal to fell the tree is refused.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00781/FULL	10 Fairway Tiverton Devon EX16 4NF	Provision of pedestrian/cycle route/footpath with associated boundary treatments, safety barriers and landscape planting following demolition of existing dwelling, garage and garden.	PERCON	DEL	11/07/2017

### 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 proposed cycleway, footpaths, verges, street lighting, sewers, drains, surface water outfall, visibility splays, and street furniture shall be constructed and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before their construction begins. Such details shall include plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction.
- 4 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme, including details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of Application 13/01616/MOUT, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. The landscaping scheme shall be retained in accordance with the approved scheme.
- 5 No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, details of the boundary treatment (including height and materials) adjacent to No.s 8 and 12 Fairway. The approved boundary shall be completed prior to the landscaping scheme detailed in Condition 4.
- 6 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.

### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To ensure that the development respects the amenity of neighbouring residents in accordance Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 6 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.

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**Reasons**

The proposal is considered to be acceptable in that the need for the pedestrian and cycle link is established and is a condition of the approval of planning permission for the adjacent Waddeton Park development. Subject to conditions, the development is considered to be acceptable in terms of highway safety, the effect on the amenity of neighbouring residents and the visual quality of the street scene. The proposal is considered to comply with the relevant policies: COR1, COR2, COR8 and COR9 of the Mid Devon Core Strategy (LP1), AL/TIV/1 and AL/TIV/2 of the AIDPD (LP2) and DM1 and 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, positive 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.

17/00798/FULL	Land at NGR 303637 120282 Copper Beech Barn Staple Cross Hockworthy Devon	Change of use from agricultural land to manege for equestrian use	PERCON	DEL	11/07/2017
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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 horse training arena hereby approved shall be used only for private equestrian purposes in connection with the use of the dwelling known as Copper Beech Barn, Staple Cross, Hockworthy, (or any subsequent name of this property) and shall not be used as a riding school or livery stables or for any other commercial equestrian use.
- 4 No external lighting shall be provided on the site unless details of that lighting shall have been previously submitted to and approved in writing by 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 In accordance with the proposed details and to ensure that there would not be an unacceptable increase in traffic on the local highway network as a result of the development and to protect the amenities of neighbouring residents.
- 4 To safeguard the rural character of the area in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

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

The design, scale, location and materials proposed for the ménage are considered to be acceptable. Given its siting and the scale of the equestrian use, and subject to the proposed use being restricted to prohibit a commercial use, it is not considered that the development would impact upon the privacy or amenity of the occupants of other nearby dwellings. The use of the application site for private equestrian use is not considered to result in an increase in traffic movement on the local highway network. Following the assessment of the application scheme it is not considered that it will harm the rural character and/or the visual amenities of the area. On this basis the application scheme is considered to be in accordance with policies DM2 and DM23 of the Local Plan Part 3, COR18 of the Mid Devon Core Strategy and the National Planning Policy Framework.

**Reasons**

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

17/00801/FULL	Telephone Exchange Barrington Street Tiverton Devon	Removal of 2 rooftop antennas and installation of 3 new antennas on adapted flagpole mounts; replacement of 2 cabinets at ground level and installation of cabling and associated development within existing compound	PERMIT	DEL	11/07/2017
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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.
- 2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The proposal is considered to be acceptable in that the scale of the apparatus is not large and is considered to be proportionate to the building as a whole. The antennas are similar to the existing electronic communications apparatus installed on the building. They will therefore be seen in the context of this apparatus and will not appear as incongruous additions to the building or harm the character and appearance of the conservation area. The development is considered to be in accordance with policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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

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

17/00813/FULL	Land at NGR 305600 107766 (Culm View) Kentisbeare Devon	Change of use of land from agricultural to equine; erection of a stable and construction of new access	PERMIT	DEL	13/07/2017
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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 use of the building hereby permitted shall only be for the benefit of, and shall be carried on only by, the occupants of the existing dwelling currently known as Culm View. The building shall not be sold, let or used for any commercial activity.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the character of the area and to prevent an unacceptable increase in traffic on the local highway network in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM23 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

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

**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
17/00816/LBC	Farthing Park Morchard Bishop Crediton Devon EX17 6RX	Listed Building Consent to replace 2 existing windows and 1 door on rear elevation and reglaze 2 windows with Heritage double glazing	PERMIT	DEL	11/07/2017

#### Conditions

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

#### Reasons

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

#### Reasons

The proposed works are considered to be justified and reasonable. They will not harm the listed building and will preserve its significance as a building of special historic or architectural interest. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

17/00819/LBC	12 Grantlands Commercial Road Uffculme Cullompton Devon EX15 3ED	Listed Building Consent for alterations to existing kitchen	PERCON	DEL	12/07/2017
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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 the investigative works to establish the cause of cracking in the concrete floor and the creation of a trench or slot for the gas supply there shall be submitted to and approved in writing by the Local Planning Authority a method statement including a requirement for appropriate remedial works. The investigative and any subsequent remedial work and creation of the trench or slot shall be carried out strictly in accordance with the method statement.
- 4 Prior to laying a new floor over the existing concrete there shall be submitted to and approved in writing by the Local Planning Authority details of how the raised floor level will be accommodated with regard to existing doorways thresholds together with a sample of the proposed flag stones. The new floor shall be laid strictly in accordance with the approved details.
- 5 No works to adapt the existing chimney including lining of the flue and installation of any cowl shall be carried out until details have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.
- 6 No works to plaster and / or paint the newly exposed walls and barrel vaulted ceiling shall be carried out until details have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

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 To safeguard the physical integrity of the listed building.
- 4 To safeguard the significance of the listed building including its character appearance and fabric.
- 5 To safeguard the significance of the listed building including its character appearance and fabric.
- 6 To safeguard the significance of the listed building including its character appearance and fabric.

**Reasons**

The proposed works to refurbish and refit the kitchen are considered to be acceptable subject to additional detail being provided and approved. The repairs, restoration and re-use of previously hidden and unused historic features are considered to constitute a public benefit with regard to the significance of the heritage asset. Therefore, the proposal is in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies) and paragraphs 132 and 134 of the National Planning Policy Framework.

17/00832/FULL	Village Hall Coldridge Devon	Erection of extension (Revised scheme)	PERMIT	DEL	13/07/2017
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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 planning application proposal to extend the village hall in the hamlet of Coldridge is considered supportable in policy terms with an approval in place under LPA ref: 16/00696/FULL. The proposed (now revised) extension, by virtue of its overall scale, massing, design and location, together with the proposed alterations, is considered to respect the character and appearance of the existing building and would not harm the conservation area or setting of any nearby listed building. The proposal is not considered to result in unacceptable harm the privacy or amenity of the occupiers of neighbouring properties. Overall the proposal is considered to be compliant with the following policies; COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM25 and DM27 of the Local Plan Part 3 (Development Management Policies).



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

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

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