

## Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01699/FULL	Land at NGR 271041 93178 Yeoford Road Cheriton Bishop Devon	Erection of 8 affordable dwellings with associated access, parking, drainage and landscaping	PERCON	COMM	20/07/2017

### 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 commencement of the construction of the houses shall not begin until samples of the materials to be used for all the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 The external doors, door frames and windows hereby permitted shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.
- 5 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted and approved landscape plan as shown on drawing numbered 1615-01 revP2, shall be completed prior to the occupation of any of the houses hereby approved and shall be so retained thereafter. Any trees or plants which within a period of five years from the implementation of the scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 6 No development shall take place until a construction management plan or construction method statement, also incorporating a phasing plan, for the development has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for: (i) Parking of vehicle of site operatives and visitors. (ii) Routes for construction traffic. (iii) Hours of operation. (iv) Method of prevention of mud being carried onto highway. (v) Pedestrian and cyclist protection. (vi) Arrangements for turning vehicles.
- 7 The conclusions and mitigation measures as set out at paragraph 6.4 of the Greenecology Preliminary Ecological Appraisal (Final Report - dated October 2014) received on shall be complied with in full during construction of the development hereby approved and also thereafter in terms of the on-going management regime of the communal areas.
- 8 The proposed estate road, footways, verges, junctions, street lighting, sewers, drains, service routes, surface water outfall, road maintenance /vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
- 9 The development of the dwellings hereby approved shall not 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) A site compound and car park have been in a location previously submitted to agreed in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
10		The occupation of any dwelling shall not take place until the following works have been carried out: a) The cul-de-sac carriageway including the vehicle turning head within that phase shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; b) The cul-de-sac footways and footpaths which provide that dwelling with direct pedestrian routes to an existing highway maintainable at public expense have been constructed up to and including base course level; c) The cul-de-sac visibility splays have been laid out to their final level; d) The street lighting for the cul-de-sac and footpaths has been erected and is operational; e) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; f) The verge and service margin and vehicle crossing on the road frontage of the dwelling have been completed with the highway boundary properly defined; g) The street nameplates for the spine road and cul-de-sac have been provided and erected.			
11		Prior to the commencement of the development, the following details shall be submitted to and approved in writing by the Local Planning Authority: i) Design of the surface water drainage system. Such design to include details of attenuation tank, flow control devices and connection pipes. The system shall be designed to ensure that there is no increase in the rate of surface water runoff from the site resulting from the development as compared with existing. ii) An inspection regime during the construction of the surface water drainage system together with submission of a written report to the Local Planning Authority confirming the inspection regime has been adhered to. iii) Details of proposed maintenance of the system for the lifetime of the development. The development shall be carried out in accordance with the approved details and so retained.			
12		Prior to the commencement of the development of the dwellings hereby approved, the proposed finished floor and roof ridge levels indicating the relative height between the application scheme and the existing adjacent development shall be submitted to and approved in writing by the local planning authority in accordance with the details as set out on approved drawing no. 30481-P-6. The details as approved shall be implemented accordingly.			
13		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 the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To soften the visual impact of development on the visual amenities and landscape character of the areas and to help minimise the impact on the general amenities of the area in accordance with Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 This information is required prior to the commencement of development. In the interests of safe operation of the highway and to protect the amenities of the occupiers of nearby dwellings in accordance with Policy DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To ensure the protection of any ecological interests at the site.
- 8 To ensure that adequate information is available for the proper consideration of the detailed proposals.
- 9 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 in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 10 To ensure that adequate access and associated facilities are available for the traffic attracted to the site, in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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11		This information is required prior to the commencement of development to prevent an increase in flood risk, and to ensure the efficiency of the drainage system is sustained for the lifetime of the development in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1).			
12		This information is required to ensure the application scheme complies withdrawing no 30481-P-6 which is an approved drawing, and in accordance with Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
13		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.			

### Reasons

This planning application proposal is very similar to the scheme as considered and recommended for approval by the Planning Committee of Mid Devon District Council under LPA ref: 14/00330/FULL and the proposed housing development is considered to be justified on this parcel of land, outside the defined settlement limit of Cheriton Bishop, as it will meet an identified affordable housing need in Cheriton Bishop and the surrounding parishes. The delivery of affordable housing outweighs any localised impacts that may arise. Subject to the imposed conditions the proposal will deliver a development which utilises building materials and an overall design that reflects the local vernacular and context within which the site is located and will have an acceptable impact upon the visual amenities and landscape quality of the immediate locality and its setting adjacent to the Dartmoor National Park. Furthermore the development is not considered to have a detrimental impact upon National Park Statutory purposes. The scheme proposes adequate access onto the public highway and in conjunction with the internal site layout and parking provision, will deliver a scheme which does not cause harm to highway safety and which delivers parking provision to meet the needs of the dwellings proposed in accordance with policy. Subject to specific detailing prior to construction provision is proposed to be made to ensure that drainage from the site will be adequate and that surface water run-off rates will be no greater than at present. The proposed dwellings will not cause demonstrable harm to the privacy or amenity of neighbouring residents and subject to conditions will not cause harm to the health and safety of surrounding trees or hedgerows or to the habitat of protected species and will make appropriate provision for new planting. The applicant has agreed to enter into a Section 106 agreement to cover the required off site education contribution and the allocations policy for the new houses. Having regard to all material considerations the application is considered to accord with the requirements of Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR3, COR9, COR11 and COR18, Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policies AL/DE/4, AL/DE/5 and AL/DE/6, Local Plan Part 3 (Development management policies) Policies DM1, DM2, DM8, DM14, DM15 and DM29 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 timescale agreed by 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.

<b>17/00034/FULL</b>	Land at NGR 276429 99746 (Adjacent to Mardles Gate) Brocks Cross Colebrooke Devon	Retention of slurry lagoon	REFUSE	COMM	17/07/2017
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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 presenting the application to the planning committee. 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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**Reasons**

- 1 The slurry lagoon and earth bank surrounding, by reason of its scale and siting in close proximity to the neighbouring properties at Mardles Gate and Manor Croft is considered to adversely affect the residential amenity and the living conditions of these neighbouring occupants by way of odour nuisance, air quality impact and the creation of an un-neighbourly impact, contrary to Policies DM2, DM7 and DM22 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.

17/00366/FULL	Land and Buildings at NGR 284262 97655 (Westacott Barton) Crediton Devon	Conversion of agricultural buildings to 5 dwellings, garages and storage buildings, and alterations to access and drive	PERCON	DEL	21/07/2017
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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 No development shall begin until a schedule of works for each building 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 buildings. Prior to the repair of any part of the cob walls a detail of the methods of repair shall be submitted to and approved by the Local Planning Authority. All existing structural post and beam shall be retained and reused in their existing positions unless otherwise agreed in writing with the Local Planning Authority; (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.
- 4 No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented 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 such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 5 The good practice/mitigation/recommendation works as proposed in "Technical Report: Bat Emergence & Re-entry Surveys and Automated monitoring" report (February 2017) prepared by Brookside Ecology shall be implemented, completed and retained in accordance with the requirements of that report.
- 6 Prior to their use on site, samples or specific details of the materials to be used for all the external surfaces of the building, rainwater goods, sections moulding and profiles of all openings together with details of surface finishes externally. Samples of any new window cills shall also be provided, together with the hard surfacing of the courtyards/patios/parking areas shall have been submitted to and approved in writing by the Local Planning Authority.
- 7 No boundary treatment shall be installed 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, together with soft landscaping works and a timescale for its implementation. These details to include details of a screen along the east side of the walled garden area to Barn 1. The boundary treatment so approved shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
8		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, the Town and Country Planning (General Permitted Development) Amendment (No.2) (England) 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 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.			
9		All telephone, electricity and mains gas services to the building shall be placed underground.			
10		Before the installation of any new joinery working details (to scale 1:10) of the new external doors/door frames/windows/rooflights; including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. The new windows shall be fitted with slim glass double glazing. Unless otherwise agreed in writing with the Local Planning Authority the frames shall be set back at least 200mm from the external face of the building. Installation of the doors/door frames/windows shall be in accordance with these approved details, and be so retained.			
11		Detailed drawings (to scale 1:10) of joinery scarf repairs to the feet of posts and ends of beams shall be submitted and approved in writing by the Local Planning Authority before work commences on these repair elements. The approved details to be used where specified unless otherwise agreed in writing with the Local Planning Authority.			
12		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.			
13		No development shall take place until a strategy of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy prior to the use of the building commencing.			

### 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 buildings are retained and to protect the building during conversion works in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 4 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 Policies) Policy DM27 that an appropriate record is made of the heritage assets that are affected by the development.
- 5 To ensure the protection of any ecological interests at the site in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the character of the buildings are retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the rural character of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 8 To ensure the character of the buildings are retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 9 In order to safeguard the visual amenity of the area and the 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, DM14 and DM27.
- 10 To ensure the character of the buildings are retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 11 To ensure the character of the buildings are retained in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).

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12 To ensure a suitable access is in place in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).

13 Insufficient detail is shown on the plans and to ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).

**Reasons**

The National Planning Policy Framework establishes the principle that the reuse of redundant or disused buildings in the open countryside as dwellings, could be considered acceptable, and Policy DM11 of the Local Plan Part 3 reflects this guidance where a building makes a positive contribution to the rural character of the locality. Therefore the principle of the proposal is considered supportable in policy terms. This current application proposal has been designed in a positive manner, and the scope of the proposals in terms of the overall design and magnitude of changes to the buildings are considered to satisfactorily address the relevant development policy considerations. The overall design and appearance of the buildings as they are to be converted are considered to be an appropriate design response in terms of balancing the character of the buildings and the need to upgrade them for habitable accommodation. Overall the works to the buildings are considered to respect their character and integrity and the surrounding rural environment, and will not adversely affect the amenities and living conditions of any neighbouring properties. The proposed access arrangements are considered acceptable. The proposal is not considered to cause harm to nature conservation interests in the local area subject to adopting the good practice/mitigation measures as recommended and with the requirement to provide a SUDs scheme to manage surface waters to be secured by condition. The applicant has entered into legal agreements to cover matters relating to the delivery of open space and contributions towards delivering education facilities off site as required by Policies AL/IN/3 and AL/IN/5 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2). On this basis the proposal is considered to be compliant with DM1, DM2, DM8, DM11, DM14, and DM27 of the Local Plan Part 3 (Development Management Policies), COR1, COR2, COR9 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and policy guidance in the National Planning Policy Framework. There are no material considerations that would indicate that planning permission should be not be granted in accordance to the development plan.

**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 assessment process in a timeframe 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.

17/00643/FULL	Workshop Rooks Farm West Leigh Coldridge Crediton Devon EX17 6BL	Change of use of part of outbuilding to yoga studio and barn to additional accommodation ancillary to this use	PERMIT	DEL	19/07/2017
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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 accommodation hereby approved within barn 1 (as shown on Block Plan received by the Local Planning Authority on 18th May 2017) shall be used as ancillary accommodation in association with the yoga studio business operating from the site (barn 2). No part shall be let, used or otherwise disposed of as a separate unit of accommodation.

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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.
- 3 To protect the character and appearance of the countryside location in accordance with policy COR18.

**Reasons**

The application for the change of use of part of outbuilding to yoga studio and barn to additional accommodation ancillary to this use is considered to be supportable in policy terms. The proposed use as a holiday retreat combining yoga practises and food growing in a peaceful countryside retreat and as such the countryside location is considered to be justified. Given the scale of the activities it is considered that the proposal respects the character and appearance of this countryside location. The proposal appears to be well researched and complimented by the applicant's extensive experience in yoga and food growing, furthermore due to the unique offering it is not considered that the need has already been met in the area. Whilst the use of the barn as ancillary residential accommodation providing overnight accommodation for the guests is not considered to be an employment use, it is considered reasonable to allow the change of use given that it will support the wider tourism proposal, generating some employment at the site. It is not considered that the proposal would generate significant increases in traffic movements and the existing access arrangements are acceptable. Whilst the site is in reasonably close proximity to the neighbouring property, given the nature of the proposed use it is not considered that the proposal would result in any significant adverse impacts on the amenity 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, DM8, DM13, DM21, 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>17/00648/MFUL</b>	Land at NGR 300528 112350 (Bycott Farm) Lower Town Halberton Devon	Extension to slurry store (1150 sq. m.)	PERMIT	DEL	18/07/2017
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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.

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**Reasons**

The proposed extension of the Slurry store by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the proposed extension of the slurry store is a requirement of the agricultural activity on site. the proposed increase in size is not considered to adversely impact on the SSSI of Tidcombe Lane Fen Site. As such the proposal is considered to comply with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) policies DM2, DM22 and DM30 of Adopted Mid Devon Local Plan Part 3 (LDF) 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.

17/00680/FULL	Reservoir at NGR 282480 100906 George Hill Crediton Devon	Conversion and extension of existing reservoir building to dwelling and formation of new access to serve the existing utilities (Revised scheme)	PERCON	DEL	21/07/2017
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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 No development shall begin until an Arboricultural Method Statement and Tree Protection Plan to protect the trees to be retained on the site has been submitted to, and approved in writing by, the Planning Authority. Such approved Arboricultural Method Statement and Tree Protection Plan shall be strictly adhered to before and during construction.
- 4 No other part of the development shall be commenced until the parking and turning areas have been provided in accordance with details shown on the submitted plans. Following their provision these facilities shall be so retained.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D and E of Part 1 shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.
- 6 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 7 The noise mitigation works as proposed in the Environment Noise Assessment Report (March 2016) prepared by Acoustic Associates SW Ltd shall be implemented and completed in accordance with the requirements of that report prior to the occupation of the proposed dwelling and shall be so retained.
- 8 Notwithstanding the details shown on drawing number 2012-126.P1B, details of a privacy screen to be constructed along the eastern-most façade of the first floor garden/terrace adjacent to the proposed utility room shall be submitted to and approved in writing by the Local Planning Authority. The approved screen shall be implemented before the occupation of the proposed dwelling and so retained.



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9 The frontage of the site shall be laid as footway over the entire frontage and across the viewing platform to the junction with St Georges Hill to ensure suitable visibility is provided for vehicle and pedestrian ingress and egress and safe passage of pedestrians to St Georges Hill. Further details of the proposed arrangements shall be submitted to and approved in writing by the local planning authority and the approved details shall be implemented in full prior to the occupation of the dwelling hereby approved. The approved details shall be maintained as such thereafter.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the 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).
- 4 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).
- 5 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 Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety.
- 7 To protect the privacy and amenities of the future occupiers in accordance with Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To protect the privacy and amenities of neighbouring occupiers in accordance with Policies DM2 and DM14 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 In order to comply with Policy COR9, to provide adequate visibility at the junction with Higher Road and to enable future improvement of the road as per Paragraph 32 of National Planning Policy Framework.

#### Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Crediton. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal with new arrangements to the site apron/public highway to maximize visibility for drivers of vehicles leaving the site to be secured by condition. 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. There is no detrimental impact on the living conditions of the proposed residents. The proposal is therefore in accordance with Policies COR9, COR2, and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), together with Policies DM1, DM2, DM3, DM8, and DM14 of Mid Devon Local Plan Part 3 (Development Management Policies). There are no material differences to the Development Plan and the material considerations since the determination of the previous application to justify a different conclusion.

#### 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 timeframe as 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00716/FULL	Gaddon Down Plantation Ashill Devon	Retention of change of use from Forestry land to mixed use of Forestry and Education, and erection of timber storage building	PERMIT	DEL	18/07/2017

#### Conditions

- 1 The date of commencement of the development shall be taken as 23rd May 2017 when the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The storage building hereby approved on the site shall be used for the purposes of storage in association with the forestry and forestry education use of the site only. In the event the approved uses for the site cease the building shall be removed from the site unless approval is given by the Local Planning Authority for an alternative use of the building.

#### Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development does not have an adverse impact on the character and appearance of the rural area if the use of the site stops in accordance with policy COR18 of the Mid Devon Local Plan Part 1 (Core Strategy).

#### Reasons

The application is submitted retrospectively and seeks to regularise the current use of the site, effectively seeking a change of use from forestry land to mixed use of forestry and education, and erection of timber storage building and is considered supportable in policy terms. The change of use is considered to have limited impact in terms of how it will affect the character, appearance and visual amenities of the area and/or adversely affect the amenities of the any neighbouring residential dwelling. The existing access is to be utilised and the site layout incorporates provision for vehicular and cycle parking. Overall it is considered that the proposal complies with policies COR2 and COR18 of the Mid Devon Local Plan Part 1 (Core Strategy), DM1, DM2, DM8 and DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework

#### Reasons

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

17/00729/FULL	Hill View Farm New Buildings Sandford Crediton Devon EX17 4PW	Retention of covered yard for livestock	PERMIT	DEL	19/07/2017
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#### Conditions

- 1 The date of commencement of the development shall be taken as 24th May 2017 when the application was registered by the Local Planning Authority.

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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.
- 3 Within 6 months of the date of this permission down pipes will be connected to the roof covering as it has been installed so that it drains rainwater away from the adjacent residential property, the details of which shall have previously been submitted to and approved in writing by the Local Planning Authority and retained as such in perpetuity.

**Reasons**

- 1 In order to establish a legal commencement date for the development.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the amenity of neighbouring occupiers in accordance with DM2.

**Reasons**

The application for the retention of a covered yard for livestock is considered to be supportable in policy terms. The yard is required to provide covered space where animals can be contained for general animal husbandry purposes. It is not considered that the development results in any significant adverse environmental or highway impacts. Overall the retention of the covered yard 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 DM22 of the Local Plan part 3 (Development Management Policies).

**Reasons**

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

<b>17/00750/HOUSE</b>	Mole End East Leigh Crediton Devon EX17 6BG	Erection of a shed	PERMIT	DEL	21/07/2017
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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.

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

The application scheme for the erection of a shed at Mole End, East Leigh is considered to be acceptable. The proposal would not result in over development of the curtilage and 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 shed is not considered to result in less than substantial harm to the character and appearance of the listed property and its setting. The proposal is therefore considered to comply with the following policies; COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM27 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.

<b>17/00751/LBC</b>	Mole End East Leigh Crediton Devon EX17 6BG	Listed Building Consent for the erection of a shed	PERMIT	DEL	21/07/2017
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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 roofing of the shed hereby approved shall be sinusoidal round profile.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).

**Reasons**

The proposal for the erection of a shed at Mole End, East Leigh will not result in significant harm to the character or setting of the listed building. On this basis the proposal is considered to be acceptable in accordance with Local Plan Part 3 (Development Management Policies) DM27, and the National Planning Policy Framework.

<b>17/00756/HOUSE</b>	22 Taylors Court Tiverton Devon EX16 6UD	Erection of a conservatory	PERMIT	DEL	19/07/2017
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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 proposed single storey rear conservatory extension in terms of its scale, design and position is considered to be supportable in policy terms. The proposal is considered to adequately respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage 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 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. 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>17/00766/HOUSE</b>	58 Canal Hill Tiverton Devon EX16 4JQ	Erection of extension to rear and alterations to roof	PERMIT	DEL	20/07/2017
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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 is considered to be acceptable in that although the extension and alterations to the roof represent a significant change to the original dwelling and could not be considered to be high quality design, the dwelling is in a large plot and the design would result in a dwelling of a similar type to surrounding development and therefore in keeping with its surroundings. The development would not lead to an unacceptable impact on the living conditions of neighbouring properties. The proposal is considered to be in accordance with policy DM13 of the Local Plan 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 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.

<b>17/00782/FULL</b>	Land at NGR 291002 107345 East Dunster Farm Cadeleigh Devon	Removal of condition 2 of planning permission 08/00597/FULL - building shall be used for agricultural purposes only	REFUSE	DEL	20/07/2017
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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 pre application advice. 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 building is located in the open countryside in a very rural area where development is restricted to agricultural and other appropriate rural uses. Planning permission for the erection of the building was granted on the basis of it being justified to support agricultural activities on the holding, which have since ceased. No justification has been provided to support an alternative use for the building and without such justification the building would no longer be acceptable would be contrary to policy COR18 of the Mid Devon Core Strategy (LP1) and the sustainability objectives of the National Planning Policy Framework.

<b>17/00788/NMA</b>	Solar Farm at NGR 302663 109953 Willand Road Cullompton Devon	Non Material Amendment for 14/01949/MFUL for Change of use of land from agriculture to the installation and operation of a solar PV park to generate up to 5MW of power (site area 12.26 hectares) to include associated infrastructure (Revised Scheme) (APPEA	PERMIT	DEL	17/07/2017
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**Reasons**

The overall impact of the changes is inconsequential to the impact of the overall scheme. There is a reduction in the footprint of buildings on the site and the omission of CCTV cameras helps to reduce the height of the scheme. The use of piled foundations for the installation of the panels does not negatively impact upon archaeological deposits and the use of mammal gates is as per the approved biodiversity management plan.

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

1.Amended access points and gates to the site; 2.Alterations to the fencing to provide mammal gates as opposed to a 10cm gap at the bottom of the fence; 3.Alterations to the inverters, control room, DNO building and customer substation; 4.Amended drainage scheme; 5.Omission of CCTV cameras around the perimeter; 6.Additional drawing provided for array elevations;

17/00799/HOUSE	April Cottage Fore Street Morchard Bishop Crediton Devon EX17 6NT	Erection of new shed, widening of driveway, creation of parking area and re-rendering of house	PERCON	DEL	20/07/2017
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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 proposed garden outbuildings, referred to as sheds on the approved plans, shall not be used for any purpose other than a purpose incidental to the enjoyment of the dwellinghouse currently known as April Cottage, Fore Street, Morchard Bishop and no independent trade or business shall be carried out therein or there from.
- 4 In accordance with details that shall previously have been submitted to, and approved by the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to the public highway.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2, and COR9 and Local Plan Part 3: (Development Management Policies) Proposed Submission DM2, DM8, and DM13.
- 4 In the interests of highway safety, and to prevent damage to the highway, having regard to the requirements of Mid Devon Local Plan part 3 (Development Management Policies) policy DM2 and guidance in NPPF.

**Reasons**

The proposed outbuildings (sheds) and associated alterations including alterations to the existing access, by reason of their design, scale and appearance are considered to respect the setting of the listed building and the character and appearance of the CA. In addition the proposed outbuilding (sheds) and associated alterations by virtue of their overall scale, design and location are not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the host dwelling or its surroundings. The proposed alterations to the access and formation of a parking area are considered to suitably respect the setting of the listed building and the street scene and are not considered to result in any adverse highway safety impacts. The proposed alterations, including the re-rendering of the house, would not result in the loss of significant historic fabric and the proposed alterations are not considered to have an adverse impact on the special interest of the Grade II listed building or its setting and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of COR2 of Mid Devon Core Strategy (Local Plan part 1), NPPF paragraphs 132 and 134, and DM27 of Local Plan Part 3 (Development Management Policies). As such the proposal is also considered to comply with policy COR1 and COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM8, DM13, DM27 of the Local Plan Part 3 Development Management Policies, together with NPPF paragraphs 132 and 134.

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 negotiations 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.

17/00800/LBC	April Cottage Fore Street Morchard Bishop Crediton Devon EX17 6NT	Listed Building Consent for the erection of new shed, widening of driveway, creation of parking area and re-rendering of house	PERCON	DEL	20/07/2017
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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 No works shall begin on the re-rendering until a sample panel of between 1 and 2 square metres in size of the proposed cement render, (indicating colour, texture), to be used for the external walls of the house hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. The rendering shall be carried out in accordance with the approved sample panel. Such approved materials shall be so used and retained.
- 4 Prior to their use on site, samples or specific details of the materials to be used for the finish of the corrugated roof (which must be traditional sinusoidal not box section), the finish of the cladding, windows and doors, hardstanding and step finishes, stone for the retaining wall, and the design and finish of the proposed timber gates have been submitted to and approved in writing by the Local Planning Authority and shall be so retained.
- 5 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 the development, (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. Once provided, the landscaping scheme shall be so 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 the use of render appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, and DM27.
- 4 To ensure the use of stone, mortar, coursing and pointing and other materials appropriate to the works in order to safeguard character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13, and DM27.
- 5 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).



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**Reasons**

The proposed outbuildings (sheds) and associated alterations including the alterations to the existing access, by reason of their design, scale and appearance are considered to respect the setting of the listed building and the wider conservation area. The proposed developments, including the re-rendering of the house, would not result in the loss of significant historic fabric and the proposed alterations are not considered to have an adverse impact on the special interest of the Grade II listed building or its setting and would not therefore conflict with the duties imposed by sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policy DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

17/00822/CLU	Foxlea Cadeleigh Tiverton Devon EX16 8RU	Certificate of lawfulness for the existing occupation of the dwelling in breach of an agricultural occupancy condition for more than 10 years	PERMIT	DEL	19/07/2017
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**Reasons**

From the evidence submitted in support of this application, and in the absence of any counter evidence, the Local Planning Authority considers on the balance of probability that the dwellinghouse known as Foxlea, Cadeleigh, has been occupied in breach of the agricultural occupancy condition (b) imposed on planning permission 84/00308/FULL for a period in excess of 10 years.

17/00830/FULL	Land and Buildings at NGR 300396 107395 (Butts Farm) Knowle Cullompton Devon	Erection of extension to existing vehicle repairs, steel fabrication, and MOT works building	PERMIT	DEL	21/07/2017
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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 extension shall be used for vehicle repairs, steel fabrication and MOT works with associated storage in connection with the existing use of the building and for no other purpose (including any other purpose in Classes B2, and B8 of the Schedule to the Town and Country Planning (use Classes) Order 1987 (as amended) or in any provision equivalent to the class in any statutory instrument revoking and re-enacting that Order with or without modification.

**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 site remains as that approved under the Certificate of lawful use as it would be inappropriate to have an unrestricted site in this rural location, and to prevent intensification and the associated additional traffic, and to ensure the proposal is in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM20.

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**Reasons**

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the existing business to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2, DM8 and DM20 of Adopted 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.

<b>17/00845/HOUSE</b>	Bridwell Lodge Uffculme Cullompton Devon EX15 3BU	Erection of two-storey extension to include alterations to existing fenestration and erection of a garage with office above	PERCON	DEL	17/07/2017
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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 Prior to the use of any above ground materials first being used on site details or samples of the materials (including colour of render, Brick, Mortar, paintwork, Timber boarding, and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details or samples and be so retained.
- 4 The roof covering of the development hereby permitted shall be of natural slate a sample and or details of the type and size of natural slate 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 so retained.
- 5 Prior to the installation of windows and doors 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.
- 6 The new drive to the garage shall be undertaken utilising Gridforce Ground Reinforcement system (or equivalent) prior to the use of any system associated with the drive details and materials are to be provided in writing as to the finish and method of construction. Development shall be carried out in accordance with the approved details and materials and be so retained.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Adopted Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM13 and DM27.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Adopted Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM13 and DM27.
- 5 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and character and appearance of the conservation area in accordance with Adopted Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM13 and DM27.
- 6 To ensure the use of materials and works are appropriate and protect the root areas of adjacent mature trees.

**Reasons**

The application for the erection of a two storey extension, new garage/office and store at Bidwell Lodge is considered to be acceptable. 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 adverse impacts on the living conditions of occupants of any neighbouring properties or the historic environment of the immediate area. On this basis the proposals are considered to sufficiently comply with the following Policies; Local Plan Part 3 (Development Management Policies) 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 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.

17/00854/OUT	Land at NGR 306965 114496 (2 Appledore Court) Burlescombe Devon	Outline for the erection of a dwelling	REFUSE	COMM	17/07/2017
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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 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.

**Reasons**

- 1 The site is located in the countryside where national and local planning policy and in particular paragraph 55 of the National Planning Policy Framework seek to avoid new homes in the countryside unless there are special circumstances such as the essential need for a rural workers dwelling. No information has been submitted to demonstrate there are any such special circumstances. The Local Planning Authority have considered the shortfall in housing land supply and have attached appropriate weight to the benefits of the application scheme. However the shortfall in supply does not override all other considerations. In this instance, the harm that has been identified in providing residential development in an unsustainable location significantly and demonstrably outweighs the benefits that would be derived from the scheme. The proposal would not satisfy the environmental dimension to sustainable development, as defined within the Framework, and in failing to meet overall sustainability objectives it would also conflict with Mid Devon Core Strategy (Local Plan Part 1) policy COR1 and Mid Devon Local Plan Part 3 (Development Management) policy DM1.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00863/FULL	Land and Buildings at NGR 308833 1125422 (Lowmoor Farm) Craddock Devon	Erection of boundary fencing and gates	PERMIT	DEL	20/07/2017

#### 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 fence(s) and gate shall be installed in accordance with the details submitted within the planning application and be so retained.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the works in order to safeguard the visual amenities of the area and character and appearance of the listed building in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 Adopted Mid Devon Local Plan Part 3 DM2, DM22 and DM27.

#### Reasons

The proposed new fencing will not cause issues with the existing right of Way and will be seen in the context of the listed building and surrounding landscape, its scale, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the barn or its surroundings. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building and therefore as such the proposal is considered to comply with policies and of Mid Devon Local Plan Part 3 (Development Plan Documents) 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 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.

17/00865/HOUSE	Frogwell Cottage Frogwell Tiverton Devon EX16 8BQ	Erection of an extension	PERMIT	DEL	21/07/2017
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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.

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

**Reasons**

The proposed single storey side 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. 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, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM13 and Government advice in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the following 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>17/00866/PNCOU</b>	Land at NGR 266918 112551 (Rashleigh Barton) Wembworthy Devon	Prior Notification for the change of use of agricultural building to two dwellings under Class Q	RPA	DEL	17/07/2017
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**Reasons**

- 1 Condition 2 of planning permission 10/00646/FULL restricts the use of the building and requires the building to be used for agricultural purposes only and be demolished on its becoming redundant for such purposes. Article 3(4) of the GPDO applies and this condition removes permitted development rights to change the use of the building. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 cannot be utilised in order to change the use of the building to a dwellinghouse.
- 2 Insufficient information has been submitted to demonstrate that the building was used solely for agricultural purposes on the 20th March 2013. Therefore the permitted development rights as set out in Class Q, Part 3 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) are not applicable.
- 3 The Local Planning Authority considers that the siting and location of the building, within a farm yard location and in close proximity to a large livestock building is considered undesirable and impractical for a residential use given the potential noise and other nuisances arising from the ongoing use of the agricultural livestock building. The development is therefore not considered to be acceptable in accordance with Class Q(a) and (b) of the Town and Country Planning (General Permitted Development)(England) Order 2015.
- 4 The Local Planning Authority considers that the proposed demolition of the surrounding buildings (amounting to approximately 1697sqm floor space) to mitigate concerns in terms of nuisance arising from the use of those buildings, would be unreasonable and impractical, contrary to the Planning Practise Guidance. On this basis the siting of the building is not considered to be practical for residential use and therefore fails the test at Q.2(e) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00870/PNCOU	Land and Buildings at NGR 279923 110075 (Adjoining Shirlen) Black Dog Devon	Prior Notification for the change of use from Storage and Distribution Building (Class B8) to Dwelling (Class C3) under Class P	PNP	DEL	20/07/2017

#### Reasons

The proposal would be contrary to condition 02 of the original planning permission issued under LPA ref: 03/05091/FULL. Therefore, and notwithstanding whether any other requirements of the GPDO are fulfilled, the proposal conflicts with Article 3(4) of the GPDO 2015 and so would not accord with the requirements for development permitted under Schedule 2, Part 3, Class P of the GPDO 2015. In addition, the development is not permitted by Class P.1(b) as the building was not used for a storage and distribution centre for a period of at least 4 years before the date development under Class P begins.

17/00879/HOUSE	20 Culm Lea Cullompton Devon EX15 1NJ	Erection of two-storey side extension and front entrance porch	PERMIT	DEL	21/07/2017
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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 application for the erection of a two storey side extension and front entrance porch at 20 Culm Lea, Cullompton 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) COR14, 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
17/00884/HOUSE	18 Oak Drive Cullompton Devon EX15 1NW	Erection of an extension over garage and a rear ground floor extension	PERMIT	DEL	20/07/2017

#### 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 an extension over garage and a rear ground floor extension at 18 Oak Drive, Cullompton 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) COR14, Local Plan Part 3 (Development Management Policies) DM2, DM8 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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