

## Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01888/MOUT	Land at NGR 276566 103177 (Old Abattoir Site) Shambles Drive Copplestone Devon	Outline for the erection of up to 40 dwellings, formation of 64 space car park to service Copplestone Railway Station, public open space, vehicular access from Shambles Drive, pedestrian links and associated infrastructure	PERCON	COMM	26/07/2017

### Conditions

- 1 Before any part of the development hereby permitted is begun, detailed drawings to an appropriate scale of the layout, scale and appearance of the building(s), and the landscaping of the site (hereinafter called the Reserved Matters) shall be submitted to and be approved in writing by the Local Planning Authority.
- 2 Application(s) for approval for all the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.
- 4 The details required to be submitted pursuant to condition 1 in terms of the landscaping details shall show not less than 1680 square metres of useable public open space, of which not less than 400 square metres shall be laid out as an informal play area. The approved details for all the public open space across the site shall be implemented in accordance with a phasing plan to be submitted to and approved by the local planning authority in writing prior to the construction of any dwellings on the site. The approved details shall be maintained as such thereafter.
- 5 The management and maintenance arrangements for all areas of open space across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of any dwellings on the site. The approved management and maintenance arrangements shall be implemented in accordance with the agreed arrangements at all times thereafter.
- 6 The details required to be submitted by condition 1 shall include the following additional information: boundary treatments, existing and proposed site levels, finished floor levels, and sections through the site indicating the relationship of the proposed development with existing development adjacent to the application referred to as the Shambles housing estate.
- 7 No development shall begin until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority to include: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure; (d) hours during which delivery and construction traffic arrive at and depart from the site; (e) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during construction; (f) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste (g) details of wheel washing facilities and road sweeping obligations together with dust suppression proposals. (h) hedgerow and tree protection measures: including an Arboricultural Method Statement and plans showing canopies and root protection areas for all trees on the site and on the site boundaries. (i) Details of the amount and location of construction worker parking Works shall take place only in accordance with the approved Construction Management Plan.
- 8 The proposed estate road, cycleways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted to and 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 and approved in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		No part of the development in relation to the construction of the dwellings hereby approved shall be commenced until: A) The access road into the site have been laid out, kerbed, drained and constructed up to base course level for the first 20.00 metres back from its junction with the public highway B) The ironwork has been set to base course level and the visibility splays required by this permission laid out C) The footway on the public highway frontage required by this permission has been constructed up to base course level D) A site compound and car park have been constructed in accordance with the approved details in the Construction Management Plan.			
10		The occupation of any dwelling shall not take place until the following works have been carried out in accordance with the approved details: A) The primary access and secondary sheets including any vehicular turning head, 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 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 visibility splays have been laid out to their final level; D) The street lighting for the spine road and 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		The development hereby approved shall not be carried out otherwise than in accordance with a phasing programme that shall have been submitted and approved in writing by the Local Planning Authority, prior to the commencement of the development.			
12		No part of the development hereby permitted shall be commenced until a programme of percolation tests across the site, the scope of which shall have been agreed in writing by the local planning authority, has been carried out in accordance with BRE Digest 365 Soakaway Design (2016), and the results have been submitted to and approved in writing by the Local Planning Authority.			
13		No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system together with management and maintenance arrangements have been submitted to, and approved in writing by, the Local Planning Authority. The design of this permanent surface water drainage management system will be informed by the programme of approved BRE Digest 365 Soakaway Design (2016) percolation tests as required to be undertaken by Condition 12, and in accordance with the principles set out in the Flood Risk Assessment (Report Ref. 327/FRA2, Rev. V2, dated 31st October 2016).			
14		The development shall take place only in accordance with the recommendations in section 5 and 6 of the EPS Ecological Impact Assessment Report dated 12th October 2016.			
15		Prior to the commencement of any development a Phase 2 intrusive investigation shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: (i) A survey of the extent, scale and nature of contamination; (ii) An assessment of the potential risks to: - human health, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - adjoining land, - groundwaters and surface waters, - ecological systems, - archeological sites and ancient monuments; (iii) An appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.			
16		Following the completion of requirements of condition 15 if necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.			
17		The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be produced, and is subject to the approval in writing of the Local Planning Authority.			

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### Reasons

- 1 The application was submitted as an outline application in accordance with the provisions of Article 3 and 4 of the Town and County Planning (General Development Procedure) Order, 1995, as amended by Circular 1/06.
- 2 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004, however the allowable timescale to comply with the terms of the condition have been shortened in order to seek to accelerate the delivery of the development.
- 3 In accordance with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 Planning and Compulsory Purchase Act 2004, however the allowable timescale to comply with the terms of the condition have been shortened in order to seek to accelerate the delivery of the development.
- 4 To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).
- 6 To enable the Local Planning Authority to consider whether adequate provision is being made for the matters referred to in the condition.
- 7 To ensure adequate facilities are available on site during the construction period in the interests of highway safety and to protect the amenities of existing residents, in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 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 Mid Devon 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 DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 11 To ensure the proper development of the site.
- 12 To ensure that surface water from the development is discharged as high up the drainage hierarchy as is feasible, in accordance with Policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 13 To minimise flood risk and provide sustainable drainage on site in accordance with Policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 14 To ensure protected species are not harmed by the in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 15 To protect the occupiers of the houses from risk from contamination in accordance with Policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 16 To protect the occupiers of the houses from risk from contamination in accordance with Policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 17 To protect the occupiers of the houses from risk from contamination in accordance with Policy DM7 of Mid Devon Local Plan Part 3 (Development Management Policies).

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### Reasons

The principal of developing the site for a residential scheme in conjunction with a public car park is considered to be in accordance with emerging policy CO1 (2013-2033) for the site. Although the number of houses proposed exceeds the emerging policy target it remains at a density which is policy compliant and has been off set by a reduction in the car parking requirements as agreed by Devon County Council. Furthermore the means of access is considered acceptable in of highway safety and local area capacity concerns. Matters relating to architecture and design of all buildings, height, scale and massing of all buildings and site layout issues, including the design of all open space, landscaped areas, drainage infrastructure and parking provision are all reserved for future consideration. The applicant has agreed to enter into a section 106 agreement to cover matters relating to the level and nature of affordable housing to be provided on site, the delivery of the car park and contributions towards delivering education facilities off site. No issues are raised in terms of this application scheme regards drainage, flood risk and/or ground contamination or the impact on protected species/ecology that can not be satisfactorily mitigated against. On this basis the application scheme is considered to meet the requirements of Policies COR1, COR2, COR8, COR9, COR11 of the Mid Devon Core Strategy (Local Plan Part 1), Policy AL/IN/3, AL/DE/3, AL/IN/5 of the Mid Devon Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and Policy DM1 and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies). Given the proposals respond positively to the emerging policy allocation for the site, little weight in the application assessment has been given to existing policies COR17 and COR18. Further given the proposed community benefits in terms of securing on site affordable housing and the provision of the car park the proposals as considered to be in accordance with the National Planning Policy Framework, both paragraph 14 and the guidance as taken as whole.

### 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 of the planning application and issuing the decision notice in a timescale agreed with the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00163/FULL	Garage at NGR 295789 112562 (Old Blundells Cottage) Station Road Tiverton Devon	Erection of a store and annexe following demolition of existing building	PERCON	DEL	24/07/2017
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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 hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Old Blundells Cottage, Station Road, Tiverton, EX16 4LB and shall not at any time be used, either by way of being let, given or sold, as a separate unit of accommodation or for commercial purposes.
- 4 The recommendations proposed in the Bat and Bird Survey (November 2016) prepared by J.L Ecology shall be implemented, completed and retained in accordance with the requirements of that report.
- 5 Notwithstanding the submitted plans, the details of the window proposed in the North West elevation are not approved. Prior to its installation, details of the design for that window shall be submitted to and approved in writing by the Local Planning Authority. The window installed shall be in accordance with the approved details and thereafter be retained.
- 6 No development/works shall begin until a sample panel of between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the external walls of the buildings hereby permitted has been provided on site for inspection and agreed in writing by the Local Planning Authority. Stonework shall be laid on its natural bed and constructed in accordance with the approved sample panel. Such approved materials shall be so used and retained.

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7 All residue materials resulting from the demolition of the application building, and which are not to be recycled on site, shall be removed from the site within one calendar month from the date on which the demolition is completed.

**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 accommodation to be provided is unsuitable for use as a permanent dwelling due to the close relationship to Old Blundells Cottage and inadequate facilities on site that would be required for a separate dwelling in this location. Also, provision of a separate dwelling in this location would be required to pass a sequential test with regards to the sustainability of providing a new dwelling in this location due to the flood zone 3 location.
- 4 To ensure the protection of any ecological interests at the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure detailing 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 Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27.
- 6 To ensure the use of stone, mortar, coursing and pointing appropriate to the development character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) DM2 and DM27.
- 7 To safeguard the character and appearance of the Conservation area in accordance with Policy DM27 of Local Plan Part 3: (Development Management Policies).

**Reasons**

The demolition of the existing workshop is acceptable. The replacement structure is considered to be supportable in policy terms. The proposed building generally is considered to respect the character and setting of the existing dwelling. It is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties and/or the setting of Old Blundells or the character and appearance of the Conservation Area. Overall subject to restricting the use of the unit to ancillary accommodation to the main house the proposal is considered to be in accordance with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR13, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8, DM13 and DM27 and Government advice in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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>17/00525/ARM</b>	Land and Buildings at NGR 296197 122000 (East of Simla Cottage) Ashleigh Park Bampton Devon	Reserved Matters for the erection of 4 bungalows and garages following Outline approval 14/00140/OUT	PERCON	DEL	25/07/2017
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**Conditions**

- 1 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		The tree, hedge and other soft landscaping planting (including seeding, turfing and associated earthworks shown on drawing number 2300.24 and noted in the Planting Schedule received by the Local Planning Authority on 29th March 2017 shall be carried out within 9 months of the substantial completion of the development or first available planting season, whichever is the sooner; and 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 a similar size or species. Once provided, the landscaping scheme shall be so retained.			
3		No dwelling shall be first occupied until a long term landscaping management and maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Such management and maintenance plan shall include details of the long term responsibilities for the landscaped areas and boundary planting. The approved management and maintenance plan shall be put in place within a timescale to be agreed by the Local Planning Authority and the landscaping shall thereafter be managed and maintained in accordance with such approved management and maintenance plan.			
4		The proposed estate road, footways, footpaths, verges, junctions, sewers, drains, service routes, surface water outfall, road maintenance/vehicle overhang margins, 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.			
5		Prior to the first occupation of the dwellings hereby approved, the face of the lower section of the northern side of the bank that forms a boundary with Old Tiverton Road shall be completed in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained.			

#### Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).
- 3 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).
- 4 To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with the National Planning Policy Framework.
- 5 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).

#### Reasons

Outline planning permission for the erection of the 4 dwellings was granted under LPA ref: 14/00140. This application seeks approval for the outstanding reserved matters. The appearance, layout, scale and associated landscaping are considered to be acceptable. The dwellings have sufficient private amenity space to reflect the size and location of the properties. The material palette is considered to be acceptable and will enable the dwellings to sit comfortably within the streetscene. Overall the proposed development is considered to be in accordance with policies COR2 and COR16 of the Mid Devon Core Strategy, DM1, DM2, DM8, and DM14 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00593/HOUSE	Woodlawn Calverleigh Tiverton Devon EX16 8BE	Erection of first floor extension to single storey dwelling	PERMIT	COMM	28/07/2017

#### 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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

#### 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 and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM13.

#### Reasons

The proposed extension by virtue of its overall 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 dwelling/building to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

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

17/00718/FULL	Land at NGR 304875 115582 Corner of Brimstone Lane Westleigh Devon	Erection of an agricultural workers dwelling and formation of new vehicular access (Revised scheme)	PERMIT	DEL	28/07/2017
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#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year 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 dwelling shall not be occupied until the access, visibility splays, parking and turning areas shown on the approved plans have been provided. Once provided, such facilities shall be permanently retained and maintained for that purpose.

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- 4 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of the Town and Country Planning Act 1990 or in forestry, or a widow or widower of such a person, or to any dependents.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no development of the types referred to in Classes A, B, C, D of Part 1 of Schedule 2, relating to the enlargement or alteration of the dwelling or its roof, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

**Reasons**

- 1 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure adequate facilities are provided for traffic attracted to the site in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM10 of the Local Plan Part 3 (Development Management Policies) and National Policy in the National Planning Policy Framework.
- 5 To protect the character of the area and to ensure the dwelling remains affordable for agricultural workers in the future in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM10 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

Subject to the applicant entering into a legal agreement to tie the dwelling to the agricultural holding and an agricultural occupancy condition being imposed, the proposal is considered to be acceptable in that the revised scheme is similar to that already granted planning permission. The only alteration is to relocate the dwelling within the field. The revised location is not considered to cause any additional harm in terms of the visual amenity of the area or impacts on nearby dwellings, or on the agricultural use of the field in context of the agricultural holding as a whole. The development is considered to be in accordance with Policies DM2, DM8 and DM10 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 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>17/00833/FULL</b>	Culm Valley Care Centre Gravel Walk Cullompton Devon EX15 1DA	Erection of two-storey extension	PERMIT	DEL	28/07/2017
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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 external finishes of the development hereby permitted shall match in material, colour, style, and texture those of the existing building and be so retained.

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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 ensure the use of materials 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 Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM27.

**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 care home to be extended or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with Policies DM2, DM8 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>17/00834/HOUSE</b>	31A Barnhay Bampton Tiverton Devon EX16 9NB	Erection of ground floor and first floor extensions	PERMIT	DEL	24/07/2017
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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 substantial completion of the proposed extension, the new parking space shown on the approved Block Plan received by the Local Planning Authority on the 5th of June 2017, shall be provided and shall be retained for such use 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 there are adequate parking facilities to serve the enlarged dwelling in accordance with DM8.

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**Reasons**

The proposed 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, COR16 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 negotiations, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

<b>17/00869/CLP</b>	6 Cowleymoore Road Two Moors Primary School Tiverton Devon EX16 6HQ	Certificate of lawfulness for the proposed use of the former Caretaker's bungalow as an extension of the existing nursery provision	REFUSE	DEL	25/07/2017
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**Reasons**

- 1 The proposal would represent a change of use which does not benefit from permitted development rights or planning permission, and therefore would not be lawful if carried out.

<b>17/00881/HOUSE</b>	Church Cottage Upton Hellions Crediton Devon EX17 4AE	Erection of replacement garage to include alterations to levels and erection of a retaining wall	PERCON	DEL	24/07/2017
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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 its use on site, a sample of the slate to be used shall be submitted to and approved in writing by the Local Planning Authority. Such approved slate shall be so used and retained.
- 4 Prior to their installation, details of the new doors and windows including materials and finishes shall be submitted to, and approved in writing by the Local Planning Authority. Installation of the doors and windows shall be in accordance with these approved details and 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.

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3		To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with policy DM27 of the 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 character and appearance of the conservation area in accordance with policy DM27 of the Local Plan part 3 (Development Management Policies).			

**Reasons**

The proposal for the erection of a replacement garage including alterations to levels and erection of a retaining wall is considered to be supportable in policy terms. The building is set into the rising land and, subject to appropriate details to be provided by condition, is considered to respect the character and appearance of the host dwelling and the conservation area. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. 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), DM2, DM13 and DM27 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>17/00885/HOUSE</b>	9 Linhay Park Sandford Crediton Devon EX17 4LL	Erection of single storey extension following demolition of conservatory, erection of porch to side and replace bay window with french doors	PERMIT	DEL	26/07/2017
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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 single storey extension following demolition of conservatory, erection of porch to side and replace bay window with French doors at 9 Linhay Park, Sandford are considered to be supportable in policy terms. The overall scale of the proposed works and the design of each element is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR17, Local Plan Part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

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.

17/00887/HOUSE	Valley View Blackborough Cullompton Devon EX15 2JA	Erection of a single storey extension and formation of a raised patio area	PERMIT	DEL	28/07/2017
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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 scheme for the erection of a single storey side extension is considered to be acceptable. The proposal would not result in over development of the curtilage given the reasonably large curtilage that the property enjoys. The proposal is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extensions are not considered to detract from the character and appearance of the existing dwelling or its setting within the Blackdown Hills Area of Outstanding Natural Beauty. The proposal is therefore considered to comply with the following Policies; COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM13 and DM29 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

17/00892/HOUSE	26 Pear Drive Willand Cullompton Devon EX15 2QS	Erection of two-storey extension following removal of existing attached garage (Revised scheme)	PERMIT	DEL	28/07/2017
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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 erection of two-storey extension following removal of existing attached garage (revised scheme) to 26 Pear Drive, Willand in terms of its scale and design is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties or users of the public footpath which runs alongside of the property. Overall the proposal is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan Part 3 (Development Management Policies) DM1, 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 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.

17/00898/TPO	4 Jocelyn Mead Crediton Devon EX17 2EN	Application to crown lift Hornbeam (T1) by 1-2 m and reduce Eastward and Northward spread by 1-2 m, and to crown lift Hornbeam (T2) by 1-2 m, both protected by Tree Preservation Order 99/00007/TPO	PERMIT	DEL	27/07/2017
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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) Crown lift T1 and T2 by 2 metres by pruning secondary growth only. b) Crown reduce the East and North part of the crown of T1 by 1-2m to reduce overhang. Prune to natural growth points.

**Reasons**

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

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2 To ensure the works are carried out in accordance with best Arboricultural practice.

3 To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Reasons**

The proposed pruning will not affect the amenity value of the health and should have a minimal impact on the health of the trees.

17/00901/CLP	3 Willand Road Cullompton Devon EX15 1AP	Certificate of Lawfulness for the proposed formation of access and provision of hardstanding for the parking of vehicles	PERMIT	DEL	27/07/2017
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**Conditions**

1 The proposal amounts to permitted development in accordance with Article 3, Schedule 2, Part 1, Class F and Part 2, Class B of the Town and Country Planning (General Permitted Development) Order 2015.

17/00902/FULL	Land and Buildings at NGR 276109 103625 (Adjacent to Eppfield) Coplestone Devon	Removal of Condition (9) of planning approval 01/00466/FULL requiring the removal of the building on it becoming redundant for agricultural purposes	PERMIT	DEL	28/07/2017
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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 seeks consent for the removal of the condition requiring removal of the building on it becoming redundant for agricultural purposes. The Local Planning Authority has considered the reasons for the condition when it was originally imposed, it is not considered that there is any significant harm arising from the building in terms of landscape and/or traffic impacts that would justify the requirement for its removal. In light of more recent guidance in the National Planning Policy Framework and having considered the justification for the condition, it is considered reasonable to allow removal of the condition in this instance.

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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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17/00904/HOUSE	Oburnford Cottage Cullompton Devon EX15 1LZ	Erection of single storey extensions to side and rear and porch to front and erection of garden store	PERMIT	DEL	28/07/2017
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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 external finishes of the extensions hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

#### 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 and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM13.

#### Reasons

The proposed extensions and outbuilding by virtue of their overall scale, massing, 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 dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

#### Reasons

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

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00912/HOUSE	Higher Week Zeal Monachorum Crediton Devon EX17 6DL	Erection of single storey extension	PERMIT	DEL	28/07/2017

#### Conditions

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

#### Reasons

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

#### Reasons

The application for the erection of a single storey extension is considered to be supportable in policy terms. Although the extension presents as a long addition protruding to the side of the dwelling, the overall scale is not considered to imbalance the main dwelling or dominate it to an unacceptable extent. Overall the proposed extension is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan part 3 (Development Management Policies).

#### Reasons

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

17/00993/NMA	Land at NGR 288080 098230 (East of Station Road) Newton St Cyres Devon	Reserved Matters for the erection of a primary school with ancillary facilities including sports pitch and parking and turning area following Outline approval 14/01332/MOUT - Non- Material Amendment to application 16/01337/MARM to allow alterations to elev	PERMIT	DEL	25/07/2017
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#### Reasons

This permission is granted for the following reason(s): The revised plans do fundamentally alter the approved scheme in terms of the layout of the site, the height, scale or massing of the new school building and/or how the site presents to it's context. In summary the alterations as listed above do not raise any issues of concern.

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

1. Amendments to site entrance and path 2. Adjustment to car park and reduction of parking bays from 36 to 33 spaces (with the retention of two disabled bays). 3. Alterations to the fence around the MUGA 4. New graded path connecting the school building with the amenity grassland 5. Rooflights to be replaced with sun pipes 6. Extension of the Brise Soleil to align with the consented canopy 7. Adjustments to the positioning and appearance of the windows and doors 8. Adjustment of the positioning of the window louvres

17/01079/NMA	Land at NGR 274885 105456 (Sharland Farm) Morchard Bishop Devon	15//00537/MFUL Installation of a solar farm to generate 3.18MW of power (site area 5.1 Hectares) and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole m	PERMIT	DEL	25/07/2017
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**Reasons**

The revised layout for which this NMA application has been submitted does not increase the area of panel coverage and/or affect the energy output from the development, and relates only to the ancillary infrastructure which was originally shown on the approved plans. The alterations as listed above do not raise any issues of concern.

**Reasons**

- Minor changes to the positioning of the buildings on the site; - Minor changes to the panel layout, resulting in a reduction in the area of land being over-sailed by panels; - Only one CCTV camera has been installed within the site - Only one inverter has been installed on the site. - The client substation and control housing have been combined as one building; - The installation of externally mounted transformers surrounded by fencing, rather than transformer containers; - No DNO meter, standalone communications building, storage shed, or composting toilet have been installed;