

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00696/PNCOU	Land and Buildings at NGR 286505 104927 (Dovers Linhay) Cheriton Fitzpaine Devon	Prior Notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	31/07/2017

## Reasons

- 1 The development hereby permitted shall not be brought into use until the parking and turning areas within the indicated curtilage have been provided in a bound material. The parking and turning areas shall thereafter be retained at all time for their designated purposes. REASON: In the interests of highway safety.
- 2 The agricultural building to be retained on the site and located approximately 8 metres to the west of the proposed dwelling unit shall not be used for the keeping of livestock or slurry or any other noxious agricultural waste. REASON: In the interests of ensuring that the development is not adversely affected by such agricultural uses in terms of contamination risks and/or harm to amenity, and which uses would otherwise make the proposed development impractical or undesirable.

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17/00785/FULL	The Well House North Hollacombe Barnstaple Cross Crediton Devon EX17 5BS	Erection of timber-framed garage and car port	PERMIT	DEL	31/07/2017
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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 timber framed garage and car port is considered to be acceptable in policy terms. The proposed design 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 the impact on the occupiers of the neighbouring properties. Overall the proposal is considered to be in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies).

## Reasons

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

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00791/HOUSE	Bunkersland Calverleigh Tiverton Devon EX16 8JN	Erection of two storey extension following demolition of existing east wing and erection of garden room	PERMIT	DEL	31/07/2017

#### Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development hereby approved shall be carried out in accordance with the recommendations set out in the Seasons Ecology Wildlife Survey dated May-June 2017 submitted as part of the application.

#### Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development does not cause harm to any European Protected Species and mitigate possible impacts upon local wildlife in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposed development is of reasonable design and materials and reflects the sale and proportions of the existing house. No neighbours are adversely affected by the proposals. The development is therefore considered to be acceptable and in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2 and DM13 and the National Planning Policy Framework and should be granted permission.

#### 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.

17/00793/FULL	Land at NGR 272104 107394 (Lower Nymet Farm) Lapford Devon	Retention of a slurry pit	PERMIT	DEL	31/07/2017
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#### Conditions

- 1 The development hereby permitted has a commencement date of 9th June 2017.
- 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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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

#### Reasons

The retrospective application is for the retention of a slurry pit in a pasture field to support an existing dairy holding, and is considered to be supportable in policy terms. The development is considered to be reasonably necessary to support the farming activity on the holding. It is not considered development will have any significant impacts in terms of impact on neighbouring properties, the environment generally and/or the local highway network. Overall it is considered that the proposal is acceptable in accordance with 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) and Government advice in the National Planning Policy Framework.

#### Reasons

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

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17/00841/HOUSE	Greenacres Barnstaple Cross Devon EX17 2ER	Erection of a carport	PERMIT	DEL	31/07/2017
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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 car port is considered to be supportable in policy terms is considered to be supportable in policy terms. Although the structure will be sited in front of the dwelling, its design is in keeping with the existing bungalow and the existing vegetation will help screen it from public views. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. There will still be sufficient room within the curtilage of the dwelling to provide parking and turning for two cars. Overall the proposal is considered to be in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8 and DM13 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

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

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00849/HOUSE	Hilltop Cottage Coplestone Crediton Devon EX17 5PB	Erection of a lean-to extension	PERMIT	DEL	01/08/2017

#### 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 lean to extension is considered to be supportable in policy. The extension is of a small scale and is considered to respect the character, scale, setting and design of the existing dwelling. By virtue of the scale of the extension there are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be in accordance with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), 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.

17/00871/FULL	Land at NGR 280671 104651 Yarmleigh Farm Sandford Devon	Erection of an agricultural livestock building (480 sq. m.)	PERCON	DEL	31/07/2017
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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 Before the building hereby approved is bought into use the details of the proposed location on the site for a soakaway to receive and manage the surface water from the site shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implanted in accordance with the approved details.

#### 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 effective management of surface water run-off from the development.

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

The application scheme for the erection of an agricultural livestock building is considered to be supportable in policy terms. This shed is to be erected in replacement of two of the previously approved sheds and has a footprint which is approximately equivalent to the cumulative floor space of the two previously consented buildings. The proposed building will provide a more suitable solution to the needs to provide space for housing livestock on the holding. The proposal is well related to the farm stead and will be cut into the level of the rising land, it is not considered that the building would harm the character or amenity of the local area. Given the location of the development it is not considered that there will be any adverse impacts on the living conditions of any residential properties. It is not considered that the proposal would result in any unacceptable adverse impacts on the environment or the local road network. On this basis the proposal is considered to comply 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) and Government guidance in the National Planning Policy Framework.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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>17/00888/PNCOU</b>	Old Bridwell Uffculme Cullompton Devon EX15 3BU	Prior Notification for the change of use of office (Class B1(a)) to dwelling (Class C3) under Class O	PNP	DEL	02/08/2017
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**Reasons**

The proposed change of use of the building into 1 dwelling as shown on the approved plans does not accord with the requirements of Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015. As the proposed is located within the curtilage of a listed building and so is considered not to be permitted development. In addition the proposed residential garden for the unit is to be located within Bridwell Park is registered under Historic Buildings and Ancient Monuments Act 1953 within the register of Historic Parks and Gardens.

<b>17/00903/FULL</b>	Land and Buildings at NGR 271431 102091 (Arkham) Marsh Lane Bow Devon	Erection of a timber frame unit to be used as hairdressers A1 use on B1/B8 use land	PERMIT	DEL	31/07/2017
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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 building hereby approved shall be used for a hairdresser salon only and for no other purpose, including any purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).
- 4 The building hereby approved shall be occupied by the occupiers of the existing dwelling on the site adjacent (currently known as Arkham Bungalow), and no part shall let or 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 The expansion of the existing business at the site has been supported in accordance with policy COR18 and DM20, however the site is located in the countryside where general retail uses may not be supportable by virtue of their impact on the character and appearance of the area and associated traffic movements.
- 4 The protect the amenity of the existing and future occupiers of the adjacent residential property in accordance with policy DM2.

**Reasons**

The application for the erection of a timber frame unit to be used as hairdressers (A1 use) is considered to be supportable in policy terms. The building will provide a purpose built area for the existing business to continue operating. Although the site is located outside of the settlement of Bow, given that the business already operates from the applicant's home and is of a small scale nature, it is considered reasonable to allow the provision of the building to allow the continued business operation. The building is of a small scale and designed to reflect the appearance of the adjacent dwelling, it is considered to be in keeping with the existing development on the site. Given that the business is already operating from the site and given the small scale nature of the proposal it is not considered that the proposal would lead to any unacceptable impacts on the local road network. Overall the proposal is considered to be supportable in accordance with policy COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, DM20 and DM25 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>17/00905/LBC</b>	23 Southill Cottages Kentisbeare Cullompton Devon EX15 2AW	Listed Building Consent for the replacement of first floor windows	REFUSE	DEL	31/07/2017
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**Reasons**

- 1 The proposed loss of two single glazed historic windows and replacement with double glazed windows would result in the loss of historic architectural features and historic fabric which together with the installation of inappropriately detailed new windows would be to the detriment of the significance of the listed building, its special architectural and historic interest contrary to Policy DM27 of the Mid Devon Local Plan and to the National Planning Policy Framework paragraphs 132 and 134.

<b>17/00911/HOUSE</b>	15 Cromwell Park Tiverton Devon EX16 4QL	Installation of front and rear dormers to provide room in roof and erection of bay window to front ground floor elevation	PERMIT	DEL	02/08/2017
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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 a bay window and insertion of dormer windows to the front and rear in terms of their scale, design and position are considered to be supportable in policy terms. The proposal is considered to adequately respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage 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. 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>17/00915/HOUSE</b>	Court Place Farm Cheriton Fitzpaine Crediton Devon EX17 4HH	Erection of a garage	PERMIT	DEL	31/07/2017
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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 garage is considered to be supportable in policy terms. Although the building is relatively large and sited in front of the existing dwelling, given the scale of the existing dwelling it is considered that the building would not dominate the dwelling to an unacceptable extent. The material palette is in keeping with 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 in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

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**Reasons**

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

17/00917/FULL	Land and Buildings at NGR 298795 118510 (Plushayes Farm) Huntsham Devon	Erection of a general purpose agricultural building	PERMIT	DEL	31/07/2017
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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**

Proposed erection of a general purpose agricultural building is considered to be acceptable in policy terms. The overall design and scale of the building is acceptable given its context, and the proposed building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any neighbouring properties. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor would it result in an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

**Reasons**

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

17/00922/HOUSE	8 Glen Creedy Court Crediton Devon EX17 1GD	Erection of an extension	PERMIT	DEL	31/07/2017
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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.



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**Reasons**

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

**Reasons**

The application for the erection of an extension is considered to be supportable in policy terms. The proposed extension is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns with regard to overdevelopment of the dwelling curtilage or impact on neighbouring properties. On this basis the proposal is considered to be compliant with the following policies COR2 of the Mid Devon Core Strategy, DM2 and DM13 of the Local Plan Part 3.

**Reasons**

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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>17/00925/HOUSE</b>	Dove Cottage Hemyock Road Culmstock Cullompton Devon EX15 3JB	Erection of 2 studio/sheds (Revised Scheme)	PERMIT	DEL	02/08/2017
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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 2 studio/sheds (Revised Scheme) at Dove Cottage, Hemyock Road 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 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) COR2, Local Plan part 3 (Development Management Policies) DM2, DM13 and DM27 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.

17/00933/FULL	Land and Buildings at NGR 309405 112618 (Northcroft) Ashill Devon	Change of use and conversion of agricultural building to a mixed use of agricultural and domestic, and use of first floor as annexe	PERMIT	DEL	02/08/2017
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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 development hereby permitted shall be used only for purposes ancillary to the main agricultural workers dwelling known as Northcroft, Ashill, as a single private dwellinghouse, and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The development has been assessed on this basis only and it is further considered that a separate unit of living accommodation in this location would not be appropriate or desirable given the close proximity of agricultural livestock buildings due to the potential for noise/smell/fly nuisance.

**Reasons**

The proposed change of use and conversion of agricultural building to a mixed use of agricultural and domestic, and use of first floor as annexe is considered to be an appropriate conversion of a rural building that positively contributes towards the areas rural character. The principle of converting the building under policy DM11 was established under the previous scheme. This application seeks permission to use the first floor of the building as an annexe. It is considered that with the imposition of condition (3) that the development is acceptable. The proposed design and appearance changes from the previous scheme are considered to respect the character and appearance of the building and the surrounding area and will retain the buildings original character. On this basis the development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM11 of the Mid Devon Development Management Policies (Local Plan Part 3) 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
17/00934/HOUSE	Hill View House Wembworthy Chulmleigh Devon EX18 7RX	Erection of new porch and 2 storey extension to rear following demolition of existing porch and rear extension	PERMIT	DEL	31/07/2017

#### 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 two storey rear extension and replacement front porch is considered to be supportable in policy terms . The proposed two storey extension presents a reasonably large addition to the rear of the property, however given it is to rear it is not considered to unacceptably dominate, or detract from, the character and appearance of the host dwelling. Overall the proposal is considered to respect the character, scale, appearance and design of the host dwelling, and would not result in overdevelopment of the dwelling curtilage. The impact on neighbouring properties has been considered, whilst the two storey extension presents as a large addition, it is not considered that it, or the porch, would result in any significant adverse impacts on the amenity of neighbouring occupiers. Overall the proposal is considered to be in accordance with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), 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.

17/00935/HOUSE	Far Longham Clayhidon Cullompton Devon EX15 3QB	Conversion of barn to ancillary accommodation	PERMIT	DEL	01/08/2017
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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 ancillary accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known presently as Far Longham, EX15 3QB (or any other change in the dwelling name) as a single family dwellinghouse and shall not at any time be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

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4 The recommendations proposed in the Protected Species Survey Report (May 2017) prepared by Richard Green Ecology shall be implemented, completed and retained in accordance with the requirements of that report.

**Reasons**

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is located outside defined settlement limits in the open countryside where national and local planning policy prohibits the creation of new dwellings unless in special circumstances in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 4 To ensure the protection of any ecological interests at the site in accordance with policy DM11 of Mid Devon Local Plan Part 3 (Development Management Policies).

**Reasons**

The accommodation hereby approved is detached from the main dwelling and, being attached and linked to an annexe which contains sufficient facilities for everyday living without any reliance on the main dwelling, creates a significant footprint. This is a remote countryside location where there are no facilities to sustain residential accommodation and the creation of a new unit of accommodation is not acceptable in principle; therefore, it is proposed to condition restricting the use of the ancillary accommodation hereby provided for purposes ancillary to the annexe which itself is tied to use of the dwelling currently known as Far Longham as a single family dwellinghouse. The reason being is that the proposed development results a sizeable property and the condition is required to create a reinforcing link to the host dwelling.

**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>17/00943/FULL</b>	Land and Buildings at NGR 302853 120920 Stallenge-Thorne Farm Hockworthy Devon	Erection of a general purpose agricultural building	PERMIT	DEL	03/08/2017
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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**

It is considered that the proposed development appears to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape. The living conditions of nearby residential properties would not be harmed. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan (LDF) Local Plan Part 3: (Development Management Policies) and government policy as contained in the National Planning Policy Framework. The proposal fully complies with Policies DM2 and DM22 of the Mid Devon Local Plan part 3 (Development Management Policies) Local Plan Part 3: (Development Management Policies) and government policy as contained in the National Planning Policy Framework.

<b>17/00945/NMA</b>	Land and Buildings at NGR 304747 119836 (Stuckleys) Hockworthy Devon	Non material amendment for 16/01380/FULL - Re-instatement of a derelict dwelling; conversion of barn to dwelling and erection of a bat roost (Revised Scheme) - to allow re-alignment of bat roost and add chimney	PERMIT	DEL	03/08/2017
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**Reasons**

- 1 The proposed change to the bat roost will assist in the successful conservation of a protected species.

**Reasons**

- 1 Reorientation of the proposed bat roost from a generally NW/SE direction to a more SW/NE direction and alteration of the design of the bat roost, including adding a chimney to the bat roost.

<b>17/00946/FULL</b>	Land at NGR 295987 113465 Isabella Road Tiverton Devon	Variation of conditions 2 and 6 imposed under appeal reference APP/Y1138/A/11/2156162 relating to planning application 10/01547/FULL to allow substitute plans to change the internal layout, car parking spaces rather than garage and an additional window on	PERCON	DEL	03/08/2017
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**Conditions**

- 1 The date of commencement of this development shall be taken as 2nd September 2016, the date 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 3 The materials to be used on the external surfaces of the dwelling shall be those approved under planning permission reference 10/01547/FULL.
- 4 The dwelling shall not be first occupied until the surfacing and drainage of the vehicular access, parking and turning areas shown on the approved drawings has been completed in accordance with details approved under planning permission reference 10/01547/FULL.
- 5 The dwelling shall not be first occupied until the boundary treatments, including the 1.8 metre close boarded fence set back from the northern boundary, shown on approved drawing number 01406/8 Rev 5 have been provided in accordance with that drawing. Once provided such boundary treatments shall be permanently so retained. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no boundary treatment other than those shown on approved drawing number 01406/8 Rev 5 shall be erected along the northern boundary of the site without planning permission first being granted.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no other windows or openings shall be inserted into the northern elevation of the dwelling other than those shown on the approved plans, without planning permission first being granted. The windows in that elevation shall be fitted with obscure glazing before the dwelling hereby permitted is first occupied and they shall be retained as such thereafter.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no development of the types referred to in Classes B and C of Part 1 of Schedule 2, relating to additions and alterations to the roof, shall be undertaken without planning permission first being granted.

#### 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 In order to ensure the development makes a positive contribution to the visual amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure facilities are available for vehicles attracted to the site and that these areas are appropriately drained, in accordance with Policy DM8 of the Local Plan Part 3 (Development Management Policies).
- 5 To protect the privacy and amenity of neighbouring residents and to ensure the amenity of users of the footway along the northern side of the site, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To protect the privacy and amenity of neighbouring residents and to ensure the amenity of users of the footway along the northern side of the site, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To protect the privacy of neighbouring residents, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

#### Reasons

The proposal is considered to be acceptable in that the potential for loss of privacy through the provision of an additional window in the northern elevation has been addressed by the imposition of a condition to obscure glaze all three windows. The internal layout alterations and replacement of the garage with 2 parking spaces are considered to be acceptable. All other aspects of the scheme remain as originally granted. The development is considered to be in accordance with Policies COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM14 and DM15 of the Local Plan Part 3 (Development Management Policies).

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**Reasons**

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

17/00952/HOUSE	35 Marguerite Road Tiverton Devon EX16 6TD	Raising of roof height and installation of 3 dormer windows	REFUSE	DEL	04/08/2017
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**Reasons**

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

**Reasons**

- 1 In the opinion of the Local Planning Authority the rear dormers, together with the other works to the roofscape, by reason of their size, siting, design and bulk, represent an overly dominant and disproportionate addition to the roof of the property, which detracts from the character and appearance of the application site contrary to policies DM13 (a) and DM2(e) of the Local Plan Part 3 (Development Management Policies).
- 2 In the opinion of the Local Planning Authority the rear dormers as proposed would significantly detract from the privacy of the nearby residents and thereby be contrary to Local Plan policy DM13 (c) and Policy DM2 (e) of the Local Plan Part 3 (Development Management Policies) which permits development only when it will not cause significant adverse impact to the living conditions of occupants of neighbouring properties. In addition, National Planning Policy Framework's core planning principle that planning should always seek to secure a good standard of amenity for all existing occupants of land and buildings, the proposal does not achieve this.

17/00953/HOUSE	3 Prospect Crescent Uffculme Cullompton Devon EX15 3AE	Installation of a dormer window	PERMIT	DEL	02/08/2017
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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 dormer window in terms of its scale, design and position is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling and will not detrimentally impact on the amenity of any occupants of neighbouring properties. The proposal would not result in over development of the curtilage. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR17, Local Plan part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

**Reasons**

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

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