

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01504/FULL	Land and Building at NGR 305991 117141 (Antioch) Westleigh Devon	Conversion of storage barn to dwelling	PERCON	DEL	11/08/2017

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.
- 3 No development to which this permission relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 No other part of the development shall be commenced until the alterations to the junction with Post Office Lane and the parking and turning areas have been provided in accordance with details shown on the submitted plans. Following their provision these facilities shall be so retained.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D and E of Part 1 relating to [fill in], shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.
- 6 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 7 No boundary treatment shall be installed until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The new roadside boundary shall be a stone to match that element of the roadside elevation of the proposed building. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 8 Before its use on site, a sample panel between 1 and 2 square metres in size of the proposed stone, (indicating colour, texture, pointing, mortar and coursing), to be used for the roadside boundary wall 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.
- 9 The proposed dwelling shall not be occupied until the refuse store and facilities allocated for storing of recyclable materials and cycle storage have been provided in accordance with the details to be submitted to and approved in writing by the Local Planning Authority. All refuse, recyclable materials and cycles associated with the development shall either be stored within the dedicated facilities or internally within the building on the application site.
- 10 The mitigation, compensation and enhancement measures proposed in the Seasons Ecology Bat Surveys report (May 2017) shall be implemented, completed and retained in accordance with the requirements of that report.
- 11 Prior to their use/installation details of the hard and soft landscaping and external lighting shall be submitted to the Local Planning Authority and approved in writing, such approved details shall be retained thereafter, unless otherwise agreed in writing.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		For the avoidance of doubt and in the interests of proper planning.			
3		To ensure, in accordance with Paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in Paragraph 5.3 of the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27, that an appropriate record is made of the heritage asset that is affected by the development.			
4		In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).			
5		To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and turning areas and amenity space are maintained for the proposed dwelling in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).			
6		To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety.			
7		To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
8		To ensure the use of stone, mortar, coursing and pointing appropriate to the development in order to safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policy DM2.			
9		To safeguard the amenity of the occupiers of adjoining premises, protect the general environment and to ensure that there are adequate facilities for storage and recycling.			
10		To ensure the proposed development retains the known biodiversity assets in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).			
11		To enable the Local Planning Authority to consider the impact of the development particularly on the occupiers of the neighbouring properties and the bat population in accordance with Policies DM2 and DM7 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal is acceptable in principle as the site is within the defined settlement limit of Westleigh. The proposed development will be at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene and the setting and historic fabric of the host building and its surroundings. There is adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve this proposal. There is sufficient distance and intervening topography and landscaping between the proposed dwelling and the neighbouring properties not to adversely affect the living conditions of the occupiers of those dwellings. There is no detrimental impact on the living conditions of the proposed residents. The proposal is therefore in accordance with Policies COR9, COR2, and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), together with Policies DM1, DM2, DM3, DM8, 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.

17/00199/OUT	Land at NGR 300011 112475 (Adjacent to The Pethers) Crown Hill Halberton Devon	Outline for the erection of 5 dwellings	PERCON	COMM	11/08/2017
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Conditions

- 1 Before development begins, detailed drawings to an appropriate scale of the scale and appearance of the buildings and the landscaping (the Reserved Matters) shall be submitted to and approved in writing by the Local Planning Authority.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
2		Application(s) for approval for all the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.			
3		The development hereby permitted shall begin 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 latter.			
4		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, dwellings not exceeding 1.5 storeys, external lighting, materials and surface water drainage.			
5		No development shall begin until the trees and hedgerows to be retained on the site have been protected in accordance with a tree protection plan and arboricultural method statement which shall have previously been submitted to and approved in writing by the Local Planning Authority. The tree and hedge protection measures shall be retained during the period of construction of the development.			
6		No development shall begin until a protected species mitigation/biodiversity enhancement plan (to include a timetable for implementation of measures) for the site has been submitted to and approved in writing by the Local Planning Authority. Such plan shall be informed by the submitted Ecological Assessment dated 22/03/2017 by Quantock Ecology. The development shall be carried out in accordance with the approved protected species mitigation/biodiversity enhancement plan.			
7		The proposed estate road, footways, 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 prior to the first occupation of any of the dwellings hereby approved in accordance with details to be submitted to and approved in writing 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.			
8		8.No other development shall begin until: a)The access road has 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 have been laid out c)The footway on the public highway frontage has been constructed up to base course level. d) A site compound and car park have been constructed in accordance with details submitted to and approved in writing by the Local Planning Authority.			
9		No occupation of any part of the development shall take place on site until the off-site highway works for the re profiling of Crown Hill and drainage works have been approved in writing by the Local Planning Authority and have been constructed and made available for use.			
10		No development shall begin until specific details of the sustainable urban drainage system proposed to serve the site, including details of the long term management and maintenance plans for the SUDS scheme, have been submitted to and approved in writing by the Local Planning Authority. Provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway. Once agreed, the development shall proceed in accordance with the approved scheme, which shall be fully operational before any of the proposed dwellings are first occupied, and shall be permanently retained and maintained in accordance with the approved details.			
11		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development of the types referred to in Classes A, B, C, D, E or F of Part 1 of Schedule 2 or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of the house (including the installation of new windows or doors or the replacement of existing windows and doors), alterations to the roof of the dwellinghouse, the erection or construction of a porch outside any external door, outbuildings, provision of hard surfaces, or the erection construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure on the dwelling or within the dwelling curtilage without the Local Planning Authority first granting planning permission.			

Reasons

- 1 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.
- 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.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure that adequate information is available for the proper consideration of the detailed proposals and to ensure the proposal does not have an unacceptable impact on the surrounding area, in particular the occupiers of the adjacent neighbouring properties, in accordance with DM2 of the Mid Devon Local Plan 3 (Development Management Policies).			
5		To ensure the development makes a positive contribution to the landscape character and visual amenity of the area in accordance with Policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan 3 (Development Management Policies).			
6		To ensure the site makes a positive contribution to biodiversity in accordance with Policy DM2 of the Mid Devon Local Plan 3 (Development Management Policies).			
7		To ensure that adequate information is available for the proper consideration of the detailed proposals, to safeguard highway safety in accordance with Policies DM2 of the Mid Devon Local Plan 3 (Development Management Policies) and COR9 of the Mid Devon Core Strategy (Local Plan Part 1).			
8		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			
9		To minimise the impact of the development on the highway network in accordance with Policy 32 of the National Planning Policy Framework.			
10		To ensure that surface water runoff from the development is discharged as high up the drainage hierarchy as is feasible, and is managed in accordance with the principles of sustainable drainage systems, in accordance with Policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan 3 (Development Management Policies).			
11		To safeguard the visual amenities and the character and appearance of the area, the amenities of the occupiers of the dwellings proposed and neighbouring properties, and to safeguard against the overdevelopment of the site, in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal is, on balance, considered to be acceptable in that the development would provide five market dwellings in a sustainable location. Subject to reserved matters in respect of scale, appearance and landscaping, the landscape and visual effects of the development are considered to be acceptable. In the wider landscape, the development would be seen in the context of the existing built form of Halberton. In addition, it is not considered that the levels difference of the site to would have an unacceptable impact on the adjacent neighbouring properties, due to the proposed dwellings being 1.5 storey only, being set well back within the site and due to the retention of the existing hedgebank screening. The indicative layout demonstrates the proposal can provide adequate levels of parking and amenity space and, subject to detailed housing design, the development is not considered to have an unacceptable impact on the privacy and amenity of existing residents. It is also demonstrated that a safe and suitable access can be provided. The applicant has agreed to make financial contributions towards education and public open space provision in the village. The development is considered to be in accordance with Policies COR1, COR2, COR3, COR9 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1), AL/DE/5 and AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), DM1, DM2 and DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework as a whole, and the SPDs on parking, public open space and meeting housing needs. The proposed development is considered to be contrary to Policies COR17 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) as it is outside any defined settlement boundary and is not allocated for 100% affordable housing. However, as stated above the benefits of the scheme are considered to weigh in favour of approval of the development in accordance with the National Planning Policy Framework as a 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 the discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00296/FULL	Tiverton Rugby Club Coronation Ground Bolham Road Tiverton Devon EX16 6SG	Erection of single storey extension to east elevation	PERMIT	DEL	07/08/2017

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.
- 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 1) policy COR2 and Local Plan Part 3: (Development Management Policies) policy DM2.

Reasons

The extension to the rugby club has a coherent design and will not detract from the character or appearance of the area or surrounding streetscene. The extension is modest and commensurate with the size of the club and its surroundings. The extension will provide additional leisure/community facilities in accordance with policy and there is sufficient parking on site to accommodate vehicles attracted to the site. The site is in flood zone 2/3. The building's use class is D2 (Assembly and Leisure) and is identified within the Technical Guidance to the National Planning Policy Framework as a less vulnerable use. It is proposed that the design shall provide flood resilience such as dry-proofing measures including moveable flood protection barriers for the doorway, the installation of non-return valves on sewers to prevent backflow. If necessary the installation of waterproof doors and sealants and consideration of emergency barriers will be considered. Internally flood resistant building materials will be used. All electrical sockets/switches will be positioned higher than the perceived flood level height and the storage of any perishable materials shall also be above this level. The occupants of the property will also have other escape route out of the building in the event of any flooding event. The proposals are therefore in accordance with policies COR2, and COR11 of the Mid Devon Core Strategy (Local Plan Part 1) together with policies DM2, DM6, DM8, DM24 and DM25 of Mid Devon Local Plan Part 3 (Development Management Policies) and the NPPF.

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
17/00501/FULL	Land and Buildings at NGR 286484 114715 (Cross Parks Farm) Nomansland Devon	Erection of an agricultural storage building	PERMIT	COMM	11/08/2017

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.
- 3 Prior to the first use of the building hereby approved, the visibility splays shown on the Drawing 5.3 Revised Visibility Splay to Entrance, shall be provided with no obstruction greater than 600mm above the road surface, the visibility splays shall be retained and maintained as such thereafter.
- 4 The building hereby approved shall only be used for agricultural storage purposes and the housing of livestock (subject to condition 5) and no part of the building shall be used for the storage of any of the following materials at any time: Any recycled manure solids Any anaerobically digested material Any composted bedding materials
- 5 The building shall only be used to house livestock in the bay identified in the submitted floor plan, drawing number 4.2 received by the Local Planning Authority on the 17th of July.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure adequate visibility for those using the site entrance, in the interests of highway safety.
- 4 In order to safeguard the residential amenity of the occupants of the neighbouring properties in accordance with policy DM22.
- 5 To safeguard the amenity of the occupiers of the neighbouring residential properties in accordance with policy DM22. In addition, the application has been considered on this basis only and the waste associated with additional animal housing has not been considered.

Reasons

The proposed erection of an agricultural storage building to include an isolation unit is considered to be acceptable in policy terms, subject to the conditions imposed. 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 unacceptable adverse impacts 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 2007, DM2, DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00733/MFUL	Land at NGR 270036 111582 (Southcott Farm) Chawleigh Devon	Erection of an agricultural livestock building (1350 sq.m.)	PERCON	DEL	10/08/2017

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.
- 3 Prior to commencement of the construction of the agricultural building hereby approved, the proposed surface water drainage arrangements, including the reservoir and spillway, shall be provided in accordance with the details as agreed with the Lead Local Flood Authority and shown on the approved plans.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the effective management of surface water arising from the development.

Reasons

The application is for the erection of an agricultural livestock building and is considered to be supportable in policy terms. The building will provide additional space to accommodate the young stock associated with the existing dairy herd. The building is large but will be viewed in accordance with the adjacent agricultural buildings and is of typical agricultural design reflecting its purpose, therefore it is not considered that it will harm the character or appearance of the rural area. The arrangements in respect of surface water drainage and waste management are considered to be acceptable. It is not considered that the proposal would have an unacceptable traffic impact on the local road network. The proposal is considered to be in accordance with the following policies; COR2 and COR18 of the Mid Devon Core Strategy and DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies).

Reasons

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

17/00842/FULL	Land at NGR 315328 111870 (Lemons Hill) Hemyock Devon	Erection of a general purpose agricultural building	REFUSE	DEL	11/08/2017
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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. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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Reasons

- 1 The proposed new agricultural building will be seen as an isolated development located within the Area of Outstanding Natural Beauty Blackdown Hills away from the functioning farm business at Bolham House Farm. No specific substantive justification has been provided to determine that the development is reasonably necessary to support farming activity on this farm. No information has been supplied to justify the remote location or that there are no alternative sites closer to the unit or other available agricultural buildings within the business. The proposal will harm the appearance of the immediate area within the Area of Outstanding Natural Beauty and have a negative impact on the right of way which runs along the track and to the immediate south of the building. Great weight is given to conserving landscape and scenic beauty and especially within the Area of Outstanding Natural Beauty. For these reasons, the proposal is considered to be contrary to Mid Devon Core Strategy (Local Plan Part 1) Policy COR18, Local Plan Part 3 (Development Management Policies) Policies DM22 and DM29 and the National Planning Policy Framework Paragraphs 109 and 115.

17/00908/HOUSE	6 Court Way Sampford Peverell Tiverton Devon EX16 7BH	Erection of extension over existing garage	PERMIT	DEL	07/08/2017
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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 Before the development hereby permitted is first brought into its permitted use the first floor window in the rear elevation shall be obscure glazed, and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the privacy of the occupiers of the neighbouring property in accordance with policies DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The application for the erection of an extension over garage at 6 Court Way, Sampford Peverell is considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR14, Local Plan Part 3 (Development Management Policies) DM2 and DM13 and the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00916/ADVERT	Jurassic Coast Coffee Limited 2 High Street Cullompton Devon EX15 1AA	/Advertisement Consent to display 2 non-illuminated fascia signs and 1 hanging sign	PERMIT	DEL	07/08/2017

Conditions

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

Reasons

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

Reasons

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

17/00927/FULL	Land at NGR 295483 117759 (Bicknell Farm) Cove Devon	Change of use of agricultural land to manege for horse training/exercise and formation of access track	PERCON	DEL	09/08/2017
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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 No external lighting shall be erected or used in conjunction with the approved menage.
- 3 The menage hereby approved shall be used in conjunction with and ancillary to, Bicknell Farm only and it shall not be used for any commercial purpose.
- 4 Prior to commencement of works an arboricultural method statement shall be submitted to the local planning authority which shall detail working practices through the construction of the menage and track in order to protect the existing trees and hedges.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In order to preserve the landscape and character of the surrounding rural area and to protect the amenity of occupiers of neighbouring properties.
- 3 In the interests of highway safety, to protect the safety of all users of the highway and protect the amenity of occupiers of neighbouring properties.

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4 In order to protect the existing hedges and trees from damage during the construction of the menage.

Reasons

The proposed development of a menage and access track is considered to have minimal impact on the immediate area, neighbours and the character and appearance of the landscape with appropriate conditioning. The scale, design, materials and location are considered to be acceptable. The development is therefore considered to be acceptable and in accordance with Mid Devon Local Plan (Part 3) policies DM2 and DM23 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 pre application discussion and negotiation. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00929/HOUSE	22 Burchier Close Bampton Tiverton Devon EX16 9AG	Erection of replacement conservatory with garden room	PERMIT	DEL	09/08/2017
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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 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 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, 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 Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00948/FULL	Land and Buildings at NGR 276310 106188 (Middle Weeke Farm) Morchard Bishop Devon	Erection of an agricultural livestock building	PERCON	COMM	11/08/2017

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.
- 3 No external lighting shall be installed on the building without the prior written consent of the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the living conditions of the occupiers of nearby properties and to protect the rural environment from unnecessary light pollution in accordance with policy DM22 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

It is considered that the proposed development appears to be necessary for agricultural purposes and it would not result in harm to the character and/or visual amenities of the area. The design of the new building is purely functional and has an agricultural appearance. 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. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy and policies DM2 and DM22 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.

Reasons

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

17/00951/LBC	The Ark Nomansland Tiverton Devon EX16 8NW	Listed Building Consent for the replacement of 13 windows and 1 door	PERMIT	DEL	11/08/2017
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Conditions

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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3 No trickle vents shall be added to the windows hereby approved.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to achieve a visual appearance commensurate with the quality and traditional character of the listed building.

Reasons

The proposed works are considered to be justified and reasonable. The proposal will cause low levels of less than substantial harm to the listed building (loss of historic fabric) which is justified given the condition of the windows in question but will result in an overall improvement in the visual appearance of the building. The special interest and significance of the listed building overall is not harmed by the proposals to alter the windows. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.

17/00954/FULL	Land and Buildings at NGR 266427 112920 Gosses Farm Bridge Reeve Devon	Conversion of barns to dwelling and garage/workshop	PERCON	DEL	11/08/2017
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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 Before their use, samples/details of the materials to be used for all the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used and shall be so retained.
- 4 Before their installation, working details of the new external doors, windows and roof lights shall be submitted to and approved in writing by the Local Planning Authority. Installation of the doors, windows and roof lights shall be in accordance with these approved details and be so retained.
- 5 The conclusions and recommendations set out in the Brookside Ecology Bat and Protected Species Assessment Report (July 2016) shall be complied with in full during construction of the development hereby approved.
- 6 Prior to occupation of the dwelling hereby approved, there shall be submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme to include details of removal of the existing silage pit and old dairy building, any changes proposed in existing ground levels, details of the hard surfacing materials and boundary treatments. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use and shall be so retained. All planting, seeding, turfing or earth re-profiling comprised in the approved details of landscaping and the removal of the dairy building and the silage pit shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 7 The use of the garage building hereby approved, shall be for ancillary activities to the proposed dwelling on the site, no part shall be let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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8 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes [A, B, C, D, E] of Part 1, or Classes [A, B, C] of Part 2 of Schedule 2, relating to extensions, alterations to roofs, porches, sheds and enclosures and minor operations shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the details of the scheme are appropriate to the character and appearance of the area and the setting of the adjacent listed building in accordance with Policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and the rural area in accordance with Policies DM2, DM11 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the protection of any ecological interests at the site.
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 7 To protect the character and amenity of the site in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies)
- 8 To safeguard the character and appearance of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application for the conversion of two barns into a dwelling and a separate garage/workshop and is considered to be supportable in policy terms. It has been demonstrated that the buildings can be converted without significant extension, alteration or rebuilding. Although the scheme alters the fenestration of the principal building, the design is considered to provide a more coherent appearance that is sympathetic to the character of the building and the wider area. Overall the scheme is considered to retain the character of the building. Furthermore, it is not considered that the scheme would result in harm to the setting of the adjacent listed building. The access to the site is considered to be suitable to accommodate the traffic associated with the residential use of the site and there is sufficient room to provide parking in accordance with DM8. The applicant has made the appropriate contribution in accordance with policy AL/IN/3. Overall it is considered that the proposal is supportable in accordance with the following policies: COR2 of the Mid Devon Core Strategy (Local Plan part 1), Local Plan Part 2 (Allocations and Infrastructure Development Plan Document) AL/IN/3 and Local Plan part 3 (Development Management Policies) DM1, DM2, DM8, DM11, DM14 and government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00955/LBC	Land and Buildings at NGR 266427 112920 Gosses Farm Bridge Reeve Devon	Listed Building Consent for the conversion of barns to dwelling and garage/workshop	PERMIT	DEL	11/08/2017

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 conversion of two barns into a dwelling and ancillary garage/workshop building and is considered to be supportable in policy terms. The overall design and scope of internal and external alterations to form the conversions would not have a detrimental impact upon the character, integrity or appearance of the buildings or their setting. Furthermore, the alterations are not considered to result in harm to the setting of the adjacent listed building. Overall the proposal is considered to be compliant with policy DM27 of the of Local Plan part 3 (Development Management Policies) and policy guidance in the National Planning Policy Framework.

17/00956/HOUSE	40 Cottey Brook Tiverton Devon EX16 5BR	Erection of front porch and rear extension	PERMIT	DEL	09/08/2017
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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 proposed single storey rear extension and front porch 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.

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.

17/00965/HOUSE	3 Higher Town Court Rensley Lane Lapford Crediton Devon EX17 6FD	Erection of a garden workshop and storage building	PERMIT	DEL	10/08/2017
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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 a garden workshop and storage building within the garden area of no.3 Higher Town Court is considered to be supportable in policy terms, although the site for the building falls beyond the settlement boundary for Lapford. The shed is of a small scale and considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be acceptable in accordance with polices COR2 and COR18 of the Mid Devon Core Strategy, DM2, DM13 and DM27 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.

17/00966/HOUSE	Town Cottage Templeton Tiverton Devon EX16 8BL	Installation of replacement sewage treatment plant	PERMIT	DEL	07/08/2017
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Conditions

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 21 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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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 replacement sewage treatment plant is considered to be acceptable in policy terms. The proposed works by virtue of their scale, massing, design and location are not considered to harm the amenity of the surrounding landscape and will result in the better management of foul sewage in the area. As such the proposal is considered to comply with COR2 of the Mid Devon Core Strategy (Local Plan part 1), and DM2 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 negotiations and 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.

17/00967/HOUSE	Old Farm Templeton Tiverton Devon EX16 8BL	Installation of replacement sewage treatment plant	PERMIT	DEL	07/08/2017
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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 proposed replacement sewage treatment plant is considered to be acceptable in policy terms. The proposed works by virtue of their scale, massing, design and location are not considered to harm the amenity of the surrounding landscape and will result in the better management of foul sewage in the area. As such the proposal is considered to comply with COR2 of the Mid Devon Core Strategy (Local Plan Part 1, and DM2 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 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00968/HOUSE	Post Cottage Templeton Tiverton Devon EX16 8BL	Installation of replacement sewage treatment plant	PERMIT	DEL	07/08/2017

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 proposed replacement sewage treatment plant is considered to be acceptable in policy terms. The proposed works by virtue of their scale, massing, design and location are not considered to harm the amenity of the surrounding landscape and will result in the better management of foul sewage in the area. As such the proposal is considered to comply with COR2 of the Mid Devon Core Strategy (Local Plan Part 1), and DM2 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 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.

17/00971/HOUSE	9 Court Drive Cullompton Devon EX15 1AX	Erection of side and rear single storey extension including replacement garage	PERMIT	DEL	08/08/2017
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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 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 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM13.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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 Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

17/00973/FULL	Land and Buildings at NGR 303161 108402 (Venn Farm) Cullompton Devon	Erection of 2.4 metre high perimeter fence with access gate	PERMIT	DEL	08/08/2017
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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 fence hereby permitted shall not be erected until the development permitted under variation of conditions planning permission reference 17/00558/FULL and reserved matters approval reference 16/01289/MARM has commenced on site.

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 fence would only be acceptable as part of the wider commercial development of the site due to its industrial appearance.

Reasons

The proposal is considered to be acceptable in that the fence is considered to be acceptable for an industrial site for security purposes. The fence would be partially screened and is positioned to allow root zone clearance between the existing boundary hedges and trees, 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).

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
17/00983/HOUSE	10 Raleigh Drive Cullompton Devon EX15 1FZ	Erection of front porch	PERMIT	DEL	08/08/2017

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 front porch at 10 Raleigh Drive, Cullompton is considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR14, Local Plan Part 3 (Development Management Policies) DM2 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.

17/00984/FULL	Land at NGR 303776 111477 Mid Devon Business Park Four Cross Avenue Willand Devon	Erection of a 2.4m high boundary fence	PERMIT	DEL	09/08/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

Overall, the Authority considers that any landscape and visual impacts arising from the proposed works are significantly outweighed by the support for economic development and the public benefit which will arise from that provision. The proposed works by virtue of their scale, massing, design and location are not considered to harm the amenity of the surrounding unprotected landscape to a degree so as to merit refusal of the application. As such the proposal is considered to comply with COR2 of the Mid Devon Core Strategy (Local Plan part 1) and DM2 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.

17/00991/FULL	Holly House Willand Road Cullompton Devon EX15 1AP	Erection of a dwelling	PERCON	DEL	09/08/2017
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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 No development shall begin until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been previously submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
- 5 No development shall take place until full details of the surface water drainage system to be provided on site, including its long term maintenance and management, has been submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage system shall be fully operational before the dwelling hereby permitted is first occupied and shall be so retained and maintained thereafter.
- 6 Before their use on the dwelling hereby permitted details of the materials to be used on the external surfaces of the buildings, including windows, doors, roof lights, fascias and rainwater goods, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved details shall be used on the development and shall be so retained.
- 7 The dwelling hereby permitted shall not be first occupied until visibility splays have been provided and laid out for that purpose at the site access where the visibility splays provide inter-visibility between any points on the X and Y axes at a height of 0.600 metres above the adjacent carriageway level, and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 43.00 metres in both directions.
- 8 The dwelling hereby permitted shall not be first occupied until the access, driveway, parking, turning, and landscaping facilities shown on the approved plans have been provided in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. Once provided, such facilities shall be permanently so retained and maintained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1 relating to extensions and alterations to the dwelling or its roof or the provision of outbuildings or structures or Class A of Part 2 of Schedule 2, relating to gates, fences and walls shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
10		No development shall begin until there has been submitted to, and been approved in writing by, the Local Planning Authority a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development, in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To ensure that the proposed development does not prejudice the amenities of neighbouring properties in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure that appropriate surface water drainage details are approved prior to the development commencing and to ensure appropriate measures are in place to deal with surface water drainage from the site, in accordance with policy DM2 of Mid Devon Local Plan part 3 (Development Management Policies).
- 6 To safeguard the visual amenity of the site and visual amenities of the area in accordance with policies COR2 of the Mid Devon Core Strategy (LP1) and DM2 of the Mid Devon local Plan Part 3 (Development Management Policies).
- 7 To provide adequate visibility from and of emerging vehicles in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To ensure appropriate facilities are provided for traffic attracted to the site and to ensure the development makes a positive contribution to the visual amenities of the area in accordance with policies DM2 and DM8 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 9 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM8 and DM14
- 10 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM14,

Reasons

The principle of new residential development in this location is acceptable. The proposed layout and design of the development is considered appropriate for the location and to provide coherence between the existing and new dwelling on the site. Subject to improved visibility, the Highway Authority considers the access arrangements to be acceptable. Conditions are recommended in respect of archaeology, visibility, surfacing, drainage and the retention of parking and turning facilities, and subject to these facilities being provided, the development is considered to have an acceptable impact on the historic environment, road safety and flood risk. The site is well enclosed and the development has been designed to minimise potential impacts on the privacy and amenity of neighbouring residents. The applicant has made financial contributions towards public open space and air quality improvements in the area and the development will attract the payment of a New Homes Bonus. The proposal is considered to comply with the requirements of relevant policies: COR1, COR2, COR9 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 and AL/CU/15 of the AIDPD (Local Plan Part 2) and DM2, DM8, DM14, DM15, DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

17/01000/LBC	Manor House Hotel Fore Street Cullompton Devon EX15 1JL	Listed Building Consent for structural repairs to East and South elevations, including replacement of existing cement render with lime render	PERCON	DEL	08/08/2017
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
- 4 All rainwater goods to be replaced shall be the same profile or section as existing, metal and painted black.
- 5 All window surrounds, plat band and quoins shall be reinstated to the same design and profile as those on the existing frontage.
- 6 Where removal of external render or internal opening up carried out internally over the oriel window reveals the need for additional remedial work, details of the repairs required shall be submitted to and approved in writing by the Local Planning Authority prior to such works being carried out and shall be completed in accordance with the approved details.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with paragraph 141 of the national Planning policy Framework and the supporting text in paragraph 5.3 of the Mid Devon :Local Plan Part 3: Development Management Policy DM27 that an appropriate record is made of the historic building fabric that may be affected by the development.
- 4 To ensure the use of materials and detailing appropriate to the character and appearance of the listed building in accordance with Policy DM 27 of the Mid Devon Local Plan part 3.
- 5 To ensure that the special architectural features that contribute to the significance of the listed building are retained in the completed works.
- 6 To ensure that contingency measures are in place to enable appropriate work to be carried out in case of unexpected additional remedial work being required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The completed works will ensure that the building is sound and the painting will result in a much improved frontage to the benefit of the whole of the Manor House Hotel. The works will also achieve the improvements required by the Section 215 Notice resulting in a significant public benefit to the wider historic context of the conservation area and the appearance of the town centre. The works are considered to be in line with good conservation practice and in line with the National Planning Policy Framework paragraphs 132 and 134 and with Policy DM 27 of the Local Plan Part 3 (Development Management Policies).

17/01014/ADVERT	QE Academy Trust Western Road CREDITON DEVON EX17 3LU	Advertisement consent to display 2 non-illuminated free standing direction signs (Revised Scheme)	PERMIT	DEL	11/08/2017
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Conditions

- i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- The advert(s) hereby granted consent shall be removed on or before 31st July 2022 at the end of a period of 5 years from the date of this consent.

Reasons

- In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.
- In accordance with Part 3, Paragraph 14(7) of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

The proposed signs would be acceptable in terms of their design and impact on the locality and so would accord with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM7. The proposal would be acceptable in terms of highway safety implications.

17/01015/FULL	Land and Buildings at NGR 283607 108522 Partridge Hole Woolfardisworthy Devon	Change of use of land to manege for private equestrian use (Revised scheme)	PERCON	DEL	14/08/2017
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Conditions

- The development hereby permitted shall be begun before the expiration of three years from the date 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.
- The horse training arena hereby approved shall not be used for a riding school or livery stables.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 Before their installation, details of any external lighting will have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In accordance with the proposed details and to ensure that there would not be an unacceptable increase in traffic on the local highway network as a result of the development.
- 4 To safeguard the rural character of the area in accordance with policy DM7 of the Local Plan Part 3: (Development Management Policies).

Reasons

The principal of the change of use of land to create a training area for private equestrian use at the site has already been found acceptable in planning policy terms under LPA ref: 17/00191/FULL. This current application proposes a revised location for it on the holding and the design, scale, new location and materials proposed for arena remain acceptable. Given its new siting and the scale of the equestrian use, and subject to the proposed use being restricted to prohibit a commercial use, it is not considered that the development would impact upon the privacy or amenity of the occupants of other nearby dwellings. The use of the application site for private equestrian use is not considered to result in an increase in traffic movement on the local highway network. Following the assessment of the application scheme it is not considered that it will harm the rural character and/or the visual amenities of the area, or the setting of any heritage asset. On this basis the application scheme is considered to be in accordance with policies DM1, DM23 and DM27 of the Local Plan Part 3, COR18 of the Mid Devon Core Strategy and the National Planning Policy Framework.

Reasons

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

17/01025/HOUSE	5 Old Butterleigh Road Silverton Exeter EX5 4JE	Erection of single storey extension	PERMIT	DEL	09/08/2017
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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 To allow sufficient time for the [agricultural] enterprise to become established in accordance with guidance in Planning Policy Statement No. , Annex A.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed single storey side extension in terms of its scale, design and position is considered to be supportable in policy terms. The proposal is considered to adequately respect the character, scale, setting and design of the existing dwelling. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR18 of the Local Plan part 3 (Development Management Policies) DM2, DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

17/01052/FULL	The Old Forge Town Hill Culmstock Cullompton Devon EX15 3JQ	Variation of condition 3 of planning permission 16/00898/HOUSE to allow change of materials to roof and windows	PERMIT	DEL	09/08/2017
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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 external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building, all roof lights to be conservation style flush fitting.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building and the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan part 1) COR2 and Mid Devon Local Plan Part 3 DM2, DM13 and DM27.

Reasons

The proposed changes to the design and materials by virtue of their scale and design are not considered to harm the appearance of the dwelling, the future amenities and services of the dwelling or its surroundings. As such the proposal is considered to comply with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM14 and DM27 of the Local Plan 3 Development Management Policies and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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