

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00621/FULL	Alarmtec Ltd 49 Fore Street Bradninch Exeter EX5 4NN	Partial demolition of existing office stores and wc facilities, creation of a new office and wc and erection of a single storey dwelling	PERCON	DEL	18/08/2017

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 shall begin until a Method of Construction Statement to include details of: (a) parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials shall have been submitted to, and agreed in writing by, the Local Planning Authority. Only the approved details shall be implemented during the construction period. The construction shall be carried out in accordance with the approved method of construction statement.
- 4 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 enlargement, improvement or alteration of a dwellinghouse, additions or alterations to the roof, porches, building or enclosure, swimming or other pool, shall be undertaken within the application site/dwelling curtilage without the Local Planning Authority first granting planning permission.
- 5 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 approved plans.
- 6 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.
- 7 No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been previously submitted by the applicant 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.

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 provision of adequate facilities during the construction period and in the interests of highway safety.
- 4 To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking 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).
- 5 To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for storage and recycling.

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6 To protect the privacy and amenities of neighbouring occupiers in accordance with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).

7 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 archaeological evidence that may be affected by the development.

Reasons

The Council acknowledges that at the present time it is unable to demonstrate a five year supply of deliverable housing land and although this contribution would be very modest, the proposal would contribute an additional housing unit to its supply, with associated social and economic benefits. The proposal is acceptable in principle as the site is within the defined settlement limit of Bradninch. The proposed development is at a density compatible with its surroundings and this proposal will reasonably complement the appearance of the streetscene. 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. The proposal is therefore in accordance with Policies COR9, COR2, and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), together with Policies DM1, DM2, DM3, DM8, DM14, and DM27 of the Local Plan Part 3 (Development Management Policies). There is no policy conflict and the impact of the proposed development is considered to be within acceptable ranges. There are no material considerations that would indicate that planning permission should not be granted in accordance with the development plan.

Reasons

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

17/00647/FULL	Water Treatment Works Chettiscombe Tiverton Devon EX16 7QT	Erection of building to house ultra-violet disinfection plant and equipment	PERMIT	DEL	17/08/2017
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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 building, by reason of its design, scale and appearance is considered to respect the character and appearance of area, the setting of the listed park and garden and this particular site. As such, the proposed development complies with Policy DM27, together with the National Planning Policy Framework.

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Reasons

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

17/00825/TPO	5 East Mead Hemyock Cullompton Devon EX15 3QH	Application to reduce 1 Oak tree by 6m and remove 1 Cherry tree protected by Tree Preservation Order 00/00007/TPO	SPLIT	DEL	16/08/2017
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Fell Cherry tree to ground level

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

The removal of the Cherry tree should serve to reduce the sense of encroachment, without the need to carry out additional pruning to other trees.

Reasons

- 1 The proposed pruning work to the Oak tree is refused as there are no arboricultural justifications for the work and it will have a detrimental effect on the appearance of the group and possibly affect the health of the tree.
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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00890/TPO	Strathculm West Strathculm Road Hele Exeter EX5 4PR	Application to dismantle 1 Horse Chestnut tree to ground level and light trim to 1 Douglas Fir protected by Tree Preservation Order 92/00004/TPO	PERMIT	DEL	15/08/2017

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a)Fell Horse Chestnut Tree T1 b)Light prune of up to 1.5m on extended branches on Douglas Fir T2
- 4 The tree that is to be removed shall be replaced by a standard Acer campestre 6-8cm girth supplied in accordance with BS8545:2014 Trees: from independence in the landscape - Recommendations. The trees shall be planted within 10m of the felled tree, or other such species and location as may be agreed in writing with the Local Planning Authority. The replacement tree should be planted in the next growing season following the felling of the tree and in accordance with the above specification should they be damaged, uprooted, destroyed or die.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 4 In the interests of replacing the amenity lost by the removal of the tree.

Reasons

Due to the decay pathogen affecting the Horse Chestnut tree the MDDC Tree Officer has no objection to the removal of the Horse Chestnut tree. A light prune of 1.5m reduction to longer limbs will not affect the health or amenity value of the Douglas Fir.

17/00957/HOUSE	26 Plum Way Willand Cullompton Devon EX15 2QR	Erection of single storey extension to rear, conversion of garage to playroom and link from garage to house	PERMIT	DEL	17/08/2017
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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.

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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 single storey extension to the rear of the existing garage, conversion of garage to playroom and link from garage to house 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) COR17, Local Plan Part 3 (Development Management Policies) DM2, DM8 and DM13 and the National Planning Policy Framework.

Reasons

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

17/00976/FULL	Higher Town Barn Woodland Head Yeoford Crediton Devon EX17 5HF	Change of use of agricultural land to garden, erection of carport and formation of hardstanding, and installation of windows on West elevation of dwelling	PERMIT	DEL	15/08/2017
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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 application for the change of use of agricultural land to garden, erection of carport and formation of hardstanding, installation of windows on west elevation of an existing dwelling is considered to be supportable in policy terms. The proposed alterations to the building will not detract from the character or appearance of the dwelling or the wider area. By virtue of the location of the dwelling and the nature of the development it is not considered that the proposal would result in any significant adverse impacts on the amenity of neighbouring occupiers or users of the public right of way that runs adjacent to the dwelling. The change of use of small area of agricultural land to residential garden is considered to provide private amenity space that reflects the size and location of the property without detracting from the character and amenity of the rural area. Overall the proposal is considered to be acceptable in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 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.

17/00978/HOUSE	West Forches Alexandra Road Crediton Devon EX17 2DH	Erection of shed in front garden	PERMIT	DEL	14/08/2017
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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 shed is considered to be supportable in policy terms. Although it will be sited to the front of the dwelling, given the scale and design it is not considered that the proposed shed would detract from the character or appearance of the existing dwelling or have a detrimental impact on the wider street scene. There are no concerns with regard to over development of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be compliant with the following policies: COR2 of the Mid Devo Core Strategy (Local Plan Part 1), 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00995/HOUSE	Higher Menchinedown Black Dog Crediton Devon EX17 4QT	Erection of an extension	PERMIT	DEL	14/08/2017

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 additional accommodation hereby approved shall be used solely as ancillary accommodation in connection with the use of the existing dwelling (currently known as Higher Menchinedown) as a single dwelling house, and shall not be used, let, sold 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 site is in the countryside where the provision of a separate dwelling is restricted by policy COR18 and the National Planning Policy Framework.

Reasons

The application for the erection of an extension of an existing dwelling house (Higher Menchinedown) is considered to be supportable in policy terms. The proposed extension is located to the dwelling and is considered to respect the character, scale, setting and design of the building. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties, and a condition is recommended to prevent the additional floorspace from occupied as an independent dwelling. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM13 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.

17/00997/FULL	Land at NGR 296247 112371 (Canal Country Park) Tiverton Devon	Repositioning of Grand Western Canal retaining wall following demolition of existing wall	PERCON	DEL	14/08/2017
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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 development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

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- 3 The stone used for the facing of the new boundary wall shall be Westleigh stone to a plinth of not more than 800mm with reused Heavitree stone above. Copings shall be reused from the existing wall. A sample panel of approximately 1m x 1m of the proposed wall shall be constructed on site showing the coursing, mortar and pointing and this panel shall be agreed in writing by the local planning authority before the new retaining wall is constructed. The new retaining wall shall be constructed in accordance with the detailing of the approved sample panel and be so retained.
- 4 The railings hereby approved (to the pedestrian path and the top of the boundary wall) shall be finished in black or another colour agreed in writing with the local planning authority and be thereafter retained as such.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.
- 3 In order to ensure a finished appearance suitable for the setting of listed buildings and the conservation area, in accordance with the NPPF and Local Plan Part 3 (Development Management Policies) DM2 and DM27.
- 4 In order to ensure a finished appearance suitable for the setting of listed buildings and the conservation area, in accordance with the NPPF and Local Plan Part 3 (Development Management Policies) DM2 and DM27.

Reasons

The proposed development is considered to create less than substantial harm to the heritage assets (Grand Western Canal conservation area and listed lime kilns) but this harm is outweighed by the public benefit in improving the visibility and traffic safety from the associated car park. The harm to the heritage asset is to some extent mitigated by the required archaeological recording and good detailing and materials, controlled by conditions. The development is therefore considered to be acceptable and in accordance with the Mid Devon Local Plan (Part 3) policy DM1, DM2 and DM27 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.

17/01011/FULL	Land at NGR 282982 100284 (Rear of 42 High Street) St Saviours Way Crediton Devon	Erection of 3 dwellings	PERCON	DEL	16/08/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
3		No development shall begin until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority to include: (a) the timetable of the works; (b) daily hours of construction; (c) any road closure; (d) hours during which delivery and construction traffic arrive at and depart from the site; (e) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during construction; (f) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste (g) details of wheel washing facilities and road sweeping obligations together with dust suppression proposals. (h) Details of the amount and location of construction worker parking Works shall take place only in accordance with the approved Construction Management Plan.			
4		Prior to the implementation of the ground works a surface water drainage management strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. This strategy should use sustainable drainage methods if possible or provide justification as to why sustainable methods of drainage are not appropriate. The approved development shall be implemented in accordance with the approved strategy prior to use of the building commencing.			
5		Prior to construction of the dwellings hereby approved, samples and/or details of the materials to be used for all the external surfaces of the buildings, including window and door joinery, have been submitted to, and approved in writing, by the Local Planning Authority. Such approved materials shall be so used and retained.			
6		Prior to the commencement of the construction of the walling on site a 1.0 meter panel of brickwork in Flemish bond shall be constructed on site and be approved by the Local Planning Authority. The approved panel shall remain on site for the duration of the development works and the development shall be carried out in the same material and form as the panel.			
7		Prior to the commencement of the construction of the walling on site a detailed design of the parapet to the perimeter walls to scale 1:10 shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented accordance with the plans.			
8		None of the dwellings hereby approved shall be occupied until plans have been submitted to and approved in writing by the Local Planning Authority confirming the refuse storage, and area/facilities allocated for storing of recyclable materials. The details as shown on the approved plans shall be completed prior to the houses being occupied. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site.			
9		Prior to the commencement of the construction of the new built forms on the site a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection, in the course of development shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented so that planting can be carried out during the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.			
10		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, relating to extensions, additions and alterations to the roof, porches, outbuildings shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
11		No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.			
12		No metre cupboards shall be erected on the south elevation facing the Dung track or on the internal elevations where they face the pedestrian footpath.			
13		Prior to the first occupation of the units the kitchen window in the east elevation of unit 3 and the kitchen and bathroom windows in the north elevation of unit 2 shall be glazed in obscure glass and maintained as such at all times.			

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 adequate facilities are available on site during the construction period in the interests of highway safety and to protect the amenities of existing residents, in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
4		To ensure that the principles of sustainable drainage are incorporated into the proposal where possible.			
5		To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).			
6		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).			
7		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).			
8		The existing access is substandard and unsuitable for construction traffic and therefore the new access is required in order to prevent an unacceptable impact on the local highway network.			
9		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).			
10		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).			
11		To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an appropriate record is made of archaeological evidence that may be affected by the development.			
12		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).			
13		In the interests of the amenities of neighbours in accordance with policy DM2 of the Local Plan part 3 (Development Management Policies).			

Reasons

The application for the erection of three single storey dwellings on a backland site within the Crediton Conservation area and within the settlement boundary of Crediton, is considered to be supportable in policy terms. The dwellings are considered to be appropriately scaled and designed to be low profile to ensure that the impact on the character and appearance on the Crediton Conservation Area arising from the new build forms is not considered harmful. The scheme does not include any dedicated on site car parking which is considered acceptable given the site location, the nature of the development and close proximity of off street public car parking, and helps maintain the existing character of the area. The existing oak tree on the site will be retained. The applicant as entered into a s106 agreement to secure appropriate mitigation against the need to provide new open space off site (and/or maintenance of existing). On this basis the proposal is considered to be compliant with the requirement of relevant policies: CO1, COR2 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM14 and DM27 of the Local Plan part 3 (Development Management Policies), AL/IN/3 and AL/CRE/8 of the AIDPD (Local Plan part) 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01015/FULL	Land and Buildings at NGR 283607 108522 Partridge Hole Woolfardisworthy Devon	Change of use of land to manage for private equestrian use (Revised scheme)	PERCON	DEL	14/08/2017

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 horse training arena hereby approved shall not be used for a riding school or livery stables.
- 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01016/PNCOU	Land and Buildings at NGR 293159 104578 (Pitt Farm) Thorverton Devon	Prior notification for the change of use of an agricultural building to 2 dwellings under Class Q	APA	DEL	15/08/2017

Conditions

- 1 The development shall not be brought into its use as a dwelling or dwellings until the agricultural building indicated on drawing number 1980/04 as "barn to be used for storage purposes only" has been restricted to such use and thereafter that building shall not be used for any other agricultural purpose, including for the housing of livestock or for the maintenance of machinery.

Reasons

- 1 To protect the residential amenity of the future occupiers of the dwelling.

Reasons

The proposed change of use of an agricultural building to a dwelling as shown on the approved plans accords with the requirements of Class Q(a) and Q(b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

17/01020/FULL	7 Market Walk Bampton Street Tiverton Devon EX16 6BL	Temporary Change of Use for 1 year from A1 use (Retail) to A1 (Retail) and D2 (Assembly and Leisure) use	PERMIT	COMM	15/08/2017
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Conditions

- 1 The temporary use hereby approved shall cease on the 9th August 2018.

Reasons

- 1 In the interest of protecting the viability and vitality of the town centre in accordance with Policy DM16 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed temporary change of use is considered to have minimal impact on the primary retail area of Tiverton given its size, the current vacancy rate of the precinct, the temporary nature of the consent and the nature of the use proposed. The development is therefore considered to be acceptable and in accordance with the Mid Devon Local Plan (Part 3) policy DM16 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01024/FULL	21 - 22 Market Walk Bampton Street Tiverton Devon EX16 6BL	Temporary Change of use for 1 year from retail (Class A1) to Assembly & Leisure (Class D2)	PERMIT	COMM	15/08/2017

Conditions

- 1 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
- 2 The use hereby permitted shall be permitted for one year only from the date of commencement of use. Prior to commencement of use notification of the date of commencement shall be given in writing to the Local Planning Authority.

Reasons

- 1 In order to restrict the consented use period for one year only, to protect and preserve the primary shopping area of Tiverton town centre in accordance with Policy DM16 of the Mid Devon Local Plan (Part 3 Development Management Policies).
- 2 In order to restrict the consented use period for one year only, to protect and preserve the primary shopping area of Tiverton town centre in accordance with policy DM16 of the Mid Devon Local Plan (Part 3 Development Management policies).

Reasons

The proposed temporary change of use is considered to have minimal impact on the primary retail area of Tiverton given the current vacancy rate of the precinct, the temporary nature of the consent and the nature of the use proposed. The development is therefore considered to be acceptable and in accordance with the Mid Devon Local Plan (Part 3) policy DM16 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.

17/01030/HOUSE	The Old Forge Puddington Tiverton Devon EX16 8LW	Demolition of boundary wall and erection of replacement boundary wall and porch	PERCON	DEL	17/08/2017
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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 slate roof for the porch shall be of a slate to match the colour and style to those of the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.
- 4 Prior to construction of the new boundary walling, details of the proposed construction and finish of the walling shall be submitted to and approved in writing by the Local Planning Authority. The construction of the walling shall then be carried out in accordance with these details and retained as such thereafter.

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.
- 3 To ensure the use of materials appropriate to the location in accordance with policies DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies).
- 4 To ensure the detailing appropriate to the location within the conservation area in accordance with policies DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies).

Reasons

The application for the demolition of boundary wall and erection of replacement boundary wall and porch is considered to be supportable in policy terms. The design and scale of the proposed porch is considered to respect the character and appearance of the existing dwelling and will not detract from the conservation area. The alterations will improve the parking provision at the site in accordance with DM8 and is not considered to result in any adverse highway impacts. The demolition and replacement of the boundary wall is not considered to result in harm to the character and appearance of the conservation area. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2, DM8, 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.

17/01031/LBC	Crediton Museum and Heritage Centre Old Town Hall High Street Crediton Devon EX17 3LF	Listed Building Consent for fixing acoustic tiles to first floor Victoria Hall walls and the installation of noise attenuating suspended ceiling in ground floor museum room	PERMIT	DEL	15/08/2017
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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.

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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed works are considered to be supportable in policy terms as the works are not considered to cause significant harm to the character, appearance and setting of the listed building. The proposal would not result in the loss of historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan DM27 and Government advice in the National Planning Policy Framework

17/01035/PNCOU	Former Chicken House Serstone Farm Down St Mary Crediton Devon EX17 6ED	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	PDA	DEL	18/08/2017
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Reasons

- 1 The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q (a) & (b) of the Town and Country Planning (General Permitted Development) Order 2015. Prior approval is not required.

17/01036/FULL	Cider Court Venny Tedburn Crediton Devon EX17 3QB	Formation of new vehicular access	PERCON	DEL	18/08/2017
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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 formation of the visibility splays, details of the height and finish of the replacement boundary treatment adjacent to the highway shall be submitted to and approved in writing by the Local Planning Authority. The proposed works shall be carried out in accordance with those approved details and thereafter maintained.
- 4 In accordance with details that shall previously have been submitted to, and approved by the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to the public highway.
- 5 Any gate(s) provided shall be hung to open inwards only and shall be set back a minimum distance of 6 metres from the edge of the adjoining carriageway, and thereafter 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 In the interests of highway safety, to provide a satisfactory access to the site with adequate visibility from and of emerging vehicles and to ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of Local Plan Part 3: (Development Management Policies) and guidance in National Planning Policy Framework.
- 4 In the interests of highway safety, and to prevent damage to the highway, having regard to the requirements of Local Plan Part 3 (Development Management Policies) Policy DM2 and guidance in National Planning Policy Framework.
- 5 In the interests of highway safety, and to ensure the formation of a safe and satisfactory access, having regard to the requirements of Local Plan Part 3 (Development Management Policies) Policy DM2 and guidance in National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed creation of a new access to serve the residential dwelling at Cidercourt is considered supportable in principal. The details as submitted are not considered to adversely affect the landscape qualities and visual of the area and/or the safety and capacity of the public highway and/or the amenities of the nearest residential occupier. As such the proposal is considered to comply with Policies COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1 and DM2 of Adopted Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/01050/FULL	Land at NGR 278216 103561 (Pelistry Farm) Furzeland Hill Coplestone Devon	Erection of an agricultural feed bin	PERMIT	DEL	15/08/2017
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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 an agricultural feed bin is considered to be supportable in policy terms. The bin will store feed for the ducks that are reared on the site and is therefore considered to be reasonably necessary to support the established agricultural activity at the site. It is not considered that the structure would materially harm the character or appearance of the area or the living conditions of any nearby residents. It is not considered that the proposal would result in any significant adverse highway impacts. Overall the proposal is considered to be compliant 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01056/HOUSE	Foxholes Farm Clayhidon Cullompton Devon EX15 3TH	Conversion of barn to additional ancillary accommodation	PERCON	DEL	16/08/2017

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 shall begin until a schedule of works required to secure the safety and stability of the building during the conversion period has been submitted to, and approved in writing by, the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works.
- 4 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, F of Part 1, or Classes A of Part 2 of Schedule 2, relating to the erection of extensions, alterations or extensions to the roof, the construction of a porch, the provision of a building or enclosure, swimming or other pool, the provision of a hard surface or the erection or construction of a gate, fence, wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

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 safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with Policies DM11 & DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To safeguard the visual amenities of the area within the Blackdown Hills Area of Outstanding Natural Beauty in accordance with Mid Devon Core Strategy 2 (Local Part 1) Policy COR2 Local Plan Part 3 (Development Management Policies) DM1, DM2, DM13, DM15, DM29

Reasons

The building is considered to positively contribute to the rural character of the area within the Blackdown Hills Area of Outstanding Natural Beauty and its conversion is acceptable in principle. The site is accessed from the public highway via a public bridleway. Adequate provision is made for the disposal of foul sewage via an existing domestic package treatment plant. The development is sited so that no harm will be caused to the privacy or amenity of any neighbouring property. Adequate provision is made on-site for the parking and turning of vehicles so that the safe operation of the public bridleway off which the site is accessed will not be prejudiced. Having regard to all material considerations the application accords with the requirements of Mid Devon Core Strategy 2007 policies COR2 and COR18, Local Plan Part 3 policies DM1, DM2, DM8, DM13, and DM29, and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions with the applicant and agent. 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
17/01068/HOUSE	48 Shambles Drive Copplestone Crediton Devon EX17 5HP	Retention of installation of garage door to car port	PERMIT	DEL	18/08/2017

Conditions

- 1 The development hereby permitted is considered to have been lawfully commenced on 5th July 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 To set a legal commencement date for the works. RD7A for the avoidance of doubt in the interests of proper planning.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for the retention of an installed garage door associated with no. 48 Shambles Drive on an existing carport is considered to be supportable in principle. The design of the garage door is typical of many others utilised within the surrounding residential streets, and therefore the proposed development is considered to be respectful of the general character and built form of the area. The property will retain the benefit of 2 off-street parking spaces on land which is within the applicant's ownership. 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, DM8 and DM13 and the National Planning Policy Framework.

Reasons

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

17/01076/TPO	31 Aubyns Wood Rise Tiverton Devon EX16 5DG	Application to cut back overhanging branches of various trees along boundary protected by Tree Preservation Order 06/00016/TPO	PERMIT	DEL	17/08/2017
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Prune back the tree which significantly overhangs the garden to the boundary b) Any other pruning works to other trees along the boundary should not exceed a reduction of 1m.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

It is acceptable to prune the tree which significantly overhangs into the garden by selecting the longest branches and pruning them back to the boundary or the stem of the tree. Deadwood can be removed. Other trees along the boundary may be trimmed where necessary but to natural growth points and leaving a green finish. Any crown reduction to additional trees should not exceed a reduction of more than 1m.

17/01195/PNAG	Land at NGR 290252 115984 (Deepaller Farm) Loxbeare Devon	Prior Notification for the erection of a polytunnel to be used for storage	PDA	DEL	16/08/2017
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Reasons

The proposed polytunnel for straw and machinery storage is considered to be reasonably necessary to support the agricultural activities on the holding to which it relates. The proposed design and siting of the building, including the materials to be used are appropriate for the location and the proposal meets with the requirements of Class A, Part 6, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.