

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00516/HOUSE	Littlecombe Farm Bow Cridton Devon EX17 5AS	Erection of extensions to east and west elevations following demolition of existing extensions, demolition of existing entrance porch to north elevation, remove buttresses on south elevation, replacement of existing corrugated asbestos roof with slate, re	PERCON	DEL	23/08/2017

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 Details of the materials to be used for all the external surfaces of the building shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.
- 4 Details of the new external doors, door frames, windows and roof lights, including sections, moulding's and profiles, finishes and glazing shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.
- 5 The conclusions and mitigation measures set out in the David Wills Report (Mitigation Method Statement - Bats - dated July 2017) shall be complied with in full during construction of the development hereby approved.

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 the character and appearance of the historic asset and in accordance with policy DM2, DM13 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 In the interests of the character and appearance of the historic asset and in accordance with policy DM2, DM13 and DM27 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the protection of any ecological interests at the site.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The current proposal is acceptable in that, subject to detailing, the alterations and extensions to the listed building are acceptable in terms of scale, materials and design and with regard to the impact on the character and setting of the listed building. The development will be carried out in accordance with the recommendations in the ecology mitigation report and there will be no trees or hedges removed. In addition, the proposal is not considered to lead to any loss of privacy or amenity for any neighbouring occupiers. The proposal is considered to comply with the requirements As such the proposal is considered to comply with policies, COR2 of Mid Devon Core Strategy (Local Plan Part 1) DM2, DM13 and DM27 of Mid Devon Local Plan part 3 (Development Management 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 determining the application in a timescale agreed with the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/00517/LBC	Littlecombe Farm Bow CREDITON Devon EX17 5AS	Listed Building Consent for the erection of extensions to east and west elevations following demolition of existing extensions, demolition of existing entrance porch to north elevation, remove buttresses on south elevation, replacement of existing corruga	PERCON	DEL	23/08/2017
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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 works hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The proposed alterations hereby approved shall not begin until samples of the materials to be used for all the external surfaces of the buildings have been submitted to, and approved in writing by, the Local Planning Authority.
- 4 The proposed site boundary wall hereby approved shall not begin until a sample panel of between 1 and 2 square metres in size of the proposed lime render to be used on the external walls of the existing dwelling and extension shall have been provided on site for inspection and agreed in writing by the Local Planning Authority. Only such approved lime render shall be used and shall be so retained.
- 5 The proposed alterations to the dwelling hereby approved shall not begin until working details of the new external doors, door frames, windows and rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors, door frames, windows and rooflights shall be in accordance with these approved details, and be so retained.
- 6 The replacement windows in the main house shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the installation of the windows. The windows shall be installed in accordance with the approved details and shall be so retained.
- 7 No works shall begin until a vertical cross section through the parapet wall to the new entrance porch to show the tile detail shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be so retained.

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Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Local Plan (Development Management Policies) Policy DM27
- 4 To ensure the use of materials appropriate to the works in order to safeguard the character, appearance and setting of the listed building in accordance with, Policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the works in order to safeguard the character, appearance and setting of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 6 To ensure the use of materials appropriate to the works in order to safeguard the character, appearance and setting of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 7 To ensure the use of materials appropriate to the works in order to safeguard the character, appearance and setting of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The current proposal is acceptable in that, subject to detailing, the extension and alterations to the listed building are acceptable in terms of scale, materials and design and with regard to the impact on the character and setting of the listed building, nor does it result in the loss of any original valuable fabric from the building. As such the proposal is considered to comply with policy DM27 of the Local Plan part 3 and government advice in the National Planning Policy Framework.

17/00746/MARM	Land at NGR 313224 113301 (West of Conigar Close) Culmstock Road Hemyock Devon	Reserved Matters for the erection of 22 dwellings following Outline approval 16/00918/MOUT	PERCON	DEL	23/08/2017
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Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 2 Notwithstanding the requirements of condition 14 of the outline planning permission 16/00918/MFUL, no part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority. The design of this permanent surface water drainage management system shall be in accordance with the principles of sustainable drainage systems, and those set out in the Flood Risk Assessment & Drainage Strategy Report (report Ref. FRA01; Rev. A; dated May 2016) and the Drainage Strategy Plan (Ref. 2103/500; dated May 2016) and the sections superseded by Drainage Layout (Sheet 1 of 2) (Ref. 2103/525-1; Rev. D; dated October 2016) and Drainage Layout (Sheet 2 of 2) (Ref. 2103/525-2; Rev. E; dated October 2016).
- 3 Construction traffic shall only access the site from the temporary construction access shown on drawing number 14.33.43, which shall be hardened (tarmac or concrete) to prevent mud and debris being carried onto the public highway. Within 9 months of substantial completion of the development, the construction access shall be closed off as indicated on drawing number 14.33.43 and the attenuation pond site landscaped in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority.

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4		The materials used for the external surfaces of the buildings shall be as listed in the submitted Design and Access Statement EXCEPT Ibstock Ivanhoe Antique face bricks shall be used rather than Ibstock Ivanhoe Katrina multi face bricks which shall not be used, and no render shall be used.			
5		The chert blockwork shall match in all respects that used for the walls of the dwellings on the neighbouring Griffin Close development.			
6		Before their installation, details of the external windows and doors (including garage doors) to be used in the development, shall be submitted to and approved in writing by the Local Planning Authority. Only such approved windows and doors shall be used.			
7		The external windows and doors shall be recessed into the walls in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority before the windows and doors are installed.			
8		Within 9 months of the substantial completion of the development (or any phase thereof) all planting, seeding, turfing or earth reprofiling shall have been completed in accordance approved drawing number SPP2095 P 90 001. Within a period of 5 years from the completion of the approved landscaping scheme, any trees or plants which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
9		No dwelling shall be first occupied until long term landscaping and play area management and maintenance plans have been submitted to and approved in writing by the Local Planning Authority. Such management and maintenance plans shall include details of the long term responsibilities for the play area, landscaped areas and boundary planting. The approved management and maintenance plans shall be put in place within a timescale to be agreed in writing by the Local Planning Authority and shall thereafter be managed and maintained in accordance with such approved management and maintenance plans.			
10		No dwelling shall be first occupied until the surface water drainage system approved under condition 2 above has been installed and operational. The surface water drainage system shall thereafter be retained and maintained in accordance with the surface water drainage management and maintenance plan which shall have been previously submitted to and approved in writing by the Local Planning Authority.			
11		Within 12 months of substantial completion of the development the footpath link through the development to Griffin Close indicated on the approved plans shall be provided and be open for public use. Once provided, such footpath link shall be permanently so retained.			

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure appropriate sustainable surface water drainage facilities are provided to reduce the risk of flooding elsewhere in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 3 In the interests of highway safety and to protect the amenities of neighbouring residents during the construction period.
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the Area of Outstanding Natural beauty in accordance with: Local Plan Part 3 (Development Management Policies) DM29
- 5 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the Area of Outstanding Natural Beauty in accordance with: Local Plan Part 3 (Development Management Policies) DM29
- 6 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the Area of Outstanding Natural Beauty in accordance with: Local Plan Part 3 (Development Management Policies) DM29
- 7 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the Area of Outstanding Natural Beauty in accordance with: Local Plan Part 3 (Development Management Policies) DM29
- 8 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM29 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
9		To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM29 of Local Plan Part 3 (Development Management Policies).			
10		To ensure the proper operation of the surface water drainage system in accordance with policy DM2 and to reduce the risk of flooding elsewhere.			
11		To ensure pedestrian permeability through the development and to facilitate a pedestrian route to the school, in accordance with the high quality design requirements of policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).			

Reasons

The proposal is considered to be acceptable in that the design of the development, the scale and appearance of the buildings and the landscaping are considered to be suitable for the site in its context and to provide a good level of accommodation and amenity for future residents. The development is considered to have an acceptable impact on the special landscape qualities of the Blackdown Hills AONB and the retention of hedges and trees is considered to benefit biodiversity. In addition, the development is not considered to have an unacceptable impact on the privacy and amenities of existing neighbouring residents. The proposed footpath link demonstrates good design and will allow improved pedestrian access from Culmstock Road to the school. The drainage and highway layout proposals are considered to be acceptable. The development is considered to be in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM8, DM14, DM15 and DM29 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.

17/00891/LBC	Little Bamson Puddington Tiverton Devon EX16 8PF	Listed Building Consent for the removal of swimming pool roof and infill to create a garden, removal of rear conservatory to create gravelled area, replacement of existing front and rear doors and rear windows, and the erection of a wall	PERMIT	DEL	21/08/2017
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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.

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Reasons

The proposed works are considered to be justified and reasonable and will better expose historic features and the original form of the building through the removal of later additions. They will not harm the listed building and will preserve its significance as a building of special historic or architectural interest. 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.

17/00939/FULL	Knightshayes Park Bolham Devon	Erection of a perimeter fence around play area	PERMIT	DEL	22/08/2017
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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 development is considered to create no harm to the heritage assets (Knightshayes House and Knightshayes registered park and garden) and is justified and well designed. The development is therefore considered to be acceptable and in accordance with the Mid Devon Local Plan (Part 3) policy DM2 and DM27, and the National Planning Policy Framework and should be granted permission.

Reasons

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

17/00969/LBC	1 Croft Cottages Cheriton Bishop Exeter EX6 6JU	Listed Building Consent for the installation of 4 replacement windows on front elevation to include replacement concrete sills with slate sills	PERMIT	DEL	24/08/2017
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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 The replacement casement windows hereby approved shall be rebated in the window openings by at least 100mm.

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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 the interests of the appearance of the listed building.

Reasons

The proposed works are considered to be supportable in policy terms as the works are not considered to cause 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 Policy DM27 and Government advice in the National Planning Policy Framework.

17/00996/HOUSE	Bluehayes Oakford Tiverton Devon EX16 9ES	Conversion of outbuilding to form extension to dwelling	PERMIT	DEL	23/08/2017
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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 recommendations proposed in the Ecological Appraisal (Bats and Birds) (June 2017) prepared by Devon Wildlife Consultants shall be implemented, completed and retained in accordance with the requirements of that report.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the protection of any ecological interests at the site in accordance with policy DM11 of Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The application scheme for the extension and conversion of an existing outbuilding to ancillary accommodation is considered to be supportable in policy terms. The proposed alterations to the appearance of the building are considered to respect the character and setting of the existing dwelling and its neighbours. It is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties and/or the setting or the character and appearance of the area. The proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, DM8, DM13 and DM27 and Government advice in 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 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.

17/00999/HOUSE	Paddocks Cottage Bow Crediton Devon EX17 6JX	Erection of two storey side extension and double garage following partial demolition of single storey extension and outbuilding	PERCON	DEL	25/08/2017
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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 commencement of the development of any new building hereby permitted samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.
- 4 Before the commencement of development of any new building hereby permitted working details of the new external doors/door frames/windows, including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of the door/door frames/windows shall be in accordance with these approved details, 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 In accordance with Policy COR18, as the site is in the open countryside and outside of a settlement boundary there is no policy support for a development of a new building in the open countryside.
- 4 To ensure the character of the building is retained in accordance with Policies DM11 and DM27 of the Mid Devon Local Plan (Development Management Policies).

Reasons

The application scheme for a new extension and single storey ground floor extension (following the part demolition of the existing single storey modern extension) is considered to be supportable in policy terms. Overall the design of the proposed extension, despite being more significant in massing terms and contemporary in appearance (predominantly two storey), is considered to respect the overall character and dominance of the existing dwelling. The Local Planning Authority is satisfied that the proposal would not harm the setting of the principal dwelling and/or terrace, to the extent that planning permission should be refused. There are no concerns with regard to over development of the dwelling curtilage or the impact on the amenity of neighbouring properties. The proposal is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies) and Government advice in 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 completing the assessment 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.

17/01001/LBC	Paddocks Cottage Bow Crediton Devon EX17 6JX	Listed Building Consent for the erection of two storey side extension and double garage following partial demolition of single storey extension and outbuilding	PERMIT	DEL	25/08/2017
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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.

Reasons

The application scheme for a new extension and single storey ground floor extension (following the part demolition of existing single storey modern extension) is considered to be supportable in policy terms, as the works are considered as causing less than substantial harm to the setting of the listed building. The Local Planning Authority is satisfied that the proposed extension would not harm the character or appearance of the listed building, and that the proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be in accordance with the following Policy: DM27 of Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

17/01021/HOUSE	20 The Glebe Thorverton Exeter EX5 5LS	Erection of first floor extension	PERMIT	DEL	21/08/2017
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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 proposed 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 and COR17 of the Local Plan Part 3 (Development Management Policies) DM2 and 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.

17/01042/FULL	Ladds Gun and Sport Marsh Road Lords Meadow Industrial Estate Credon Devon EX17 1EU	Alterations to south elevation of building and change of use of a B2 (industrial) unit to allow B1, B2 and B8 uses, together with the subdivision of part of the building to create 4 additional units.	PERMIT	DEL	21/08/2017
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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 materials, goods, products, chattels, scrap or waste materials shall be stored outside of any unit, at any time without details of any areas to be used for storage and the type of storage first having been submitted to and approved in writing by the Local Planning Authority.
- 4 The subdivision of the unit hereby permitted shall not be first occupied until the parking and turning facilities shown on the approved plans have been provided in accordance with that plan (Drawing number 2C). Once provided, such facilities shall be permanently so retained and maintained.

Reasons

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

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| 3 | | To ensure that adequate parking facilities and access thereto remain available for the use of the site, in accordance with policies DM2 and DM8 of Local Plan Part 3 (Development Management Policies). | | | |
| 4 | | To ensure appropriate facilities are provided for traffic attracted to the site in accordance with policy DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies). | | | |

Reasons

The site is located within Crediton and on the existing industrial estate, and therefore the new pattern of uses with B8 class for the building are considered acceptable. The building itself is a standard industrial appearance and the scope of alterations, which are minimal, to accommodate the new uses are considered to be acceptable. It is not considered that the proposal will harm the character of the area over and above the current operation of the building. There are no residential properties in close proximity to the unit and therefore the proposed development is unlikely to impact on residential amenity. It is considered that the flexible use of this building would comply with policies COR1, COR4, COR8, COR9 and COR15 of Mid Devon Core Strategy (Local Plan part 1) and policies DM1, DM2, and DM8 of the Local Plan Part 3. In addition, the proposed development is considered to be in accordance thrust of the National Planning Policy Framework in promoting sustainable economic development.

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.

17/01044/LBC	23 Newport Street Tiverton Devon EX16 6NL	Listed Building Consent for internal alterations	PERCON	DEL	21/08/2017
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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 Prior to their installation, the locations of the extract ventilation systems for the bathrooms and kitchen shall be submitted to the local planning authority and agreed in writing.

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 ensure that no damage is caused to the special interest or visual appearance of the listed building.

Reasons

The proposed works are minimal and are not considered to cause harm to the listed building or its setting and will therefore preserve its special architectural, historic and visual interest. 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01048/FULL	Land at NGR 277744 94310 Drummers Well Cheriton Bishop Devon	Erection of an agricultural storage and livestock building	PERMIT	DEL	21/08/2017

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 building hereby approved shall be used for agricultural purposes only. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 1 year of the date this occurs.

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 rural character of the area in accordance with policy COR18 of Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The application for the erection of an agricultural storage and livestock building is considered to be supportable in policy terms. The scope of the building is relatively large in comparison to the scope of the holding, however there are no existing agricultural buildings on the site and it is considered that the provision of an agricultural building to support the agricultural activity here is considered to be reasonably necessary. The building is of a typical agricultural style and it is not considered that its presence would harm the character and appearance of this rural area. It is not considered that it will result in any significant adverse impacts to the amenity of neighbouring properties by virtue of the separation distance and the proximity of those dwellings to existing agricultural buildings. It is not considered that there are any significant environmental impacts arising from the proposal. The proposal is unlikely to generate any significant increase in traffic that would result in an unacceptable impact on the local road network. Overall the proposal is considered to be compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 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 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.

17/01049/FULL	Land at NGR 302670 102898 (Newcourt Barton) Sidmouth Road Langford Devon	Formation of new track and access for residential use	PERCON	DEL	21/08/2017
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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.

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- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development shall not be brought into its use until the access and visibility splays indicated on the approved drawings have been provided, surfaced and drained in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority (the access to be hardened for the first 6 metres back from the carriageway). Once provided such approved facilities shall be so retained.
- 4 The development shall not be brought into its use until the boundary treatments indicated on the approved drawings have been provided in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority. Once provided such approved boundary treatments 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 the visibility splays and access are provided to a standard acceptable to the Local Planning Authority.
- 4 To ensure details appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan part 1) COR2 Adopted Mid Devon Local Plan Part 3 DM2.

Reasons

The proposed creation of a wider access and provision of track and parking to an area serve the dwelling and B&B business, by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, or its surroundings. As such the proposal is considered to comply with policies DM2 and DM24 of Adopted Mid Devon Local Plan Part 3 and the National Planning Policy Framework.

Reasons

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

17/01054/FULL	Turners Cottage Yeoford Crediton Devon EX17 5HQ	Variation of condition 2 of planning permission 16/01051/FULL to allow substitute plans in respect of the replacement dwelling	PERCON	DEL	22/08/2017
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Conditions

- 1 The date of commencement of this development shall be taken as 27th June 2017, the date notified to the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to the occupation of the dwelling hereby approved, a plan confirming the curtilage area for the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be retained as such thereafter.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		The dwelling hereby approved shall not be occupied until the proposed modifications to the existing dwelling have been completed, and thereafter the modified unit shall only be occupied as a holiday accommodation subject to the following restrictions. (i) the holiday unit shall be occupied for holiday purposes only. (ii) the holiday unit shall not be occupied as a person's sole or main place of residence. (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the unit, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.			
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 of Part 1, relating to enlargement of the dwelling, additions or alterations to its roof, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			
6		The conclusions and mitigation measures set out in the Protected Species Building Assessment and Bat Survey report prepared by Colmer Ecology Ltd shall be complied with in full during construction of the development hereby approved.			
7		The finished floor level of the proposed dwelling in relation to existing ground levels shall be carried out as per the details submitted to and approved in writing by the Local Planning Authority on 3rd May 2107.			

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 For the avoidance of doubt and in the interests of proper planning.
- 4 The site is outside defined settlement limits in the open countryside, and the new dwelling is supportable only as a replacement dwelling and therefore the unrestricted occupation of the existing dwelling as it is to be modified would be contrary to adopted planning policy. The terms of the condition ensure that the development is in accordance with policy DM12 and DM24 of the Local Plan Part 3: (Development Management Policies).
- 5 The dwelling is a replacement dwelling and the floorspace has already been increased, in accordance with the provisions of Policy DM12 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 6 To ensure the protection of any ecological interests at the site.
- 7 For the avoidance of doubt and in the interests of proper planning.

Reasons

The principal of the application scheme, for the erection of a replacement dwelling and modifications to the existing dwelling unit to form a one bedroom holiday unit in the open countryside, has already been approved by the planning authority under LPA reference: 16/01051/FULL. This current application proposes modest amendments to the design of the replacement dwelling which remains acceptable in terms of its appearance, height, scale and massing. As with the approved scheme, the replacement dwelling is considered to be acceptable taking into account the size of the overall site and the wider context and the proposed holiday unit will provide accommodation to a considered market and on balance is considered justified. No other concerns are raised that are considered to outweigh the grant of planning permission and therefore conditional approval for this revised scheme. On this basis it is considered that the revised application accords with policies COR2, COR9, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and policies DM1, DM2, DM8, DM12 and DM24 of the Local Plan part 3 (Development Management Policies) 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 the following In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01060/FULL	Land and Buidings at NGR 290394 109268 (West Ridge Farm) Cadeleigh Devon	Erection of building to house water pumping equipment	PERMIT	DEL	21/08/2017
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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 outbuilding, by reason of its design, scale and appearance is considered to respect the character and appearance of the host dwelling, will not result in overdevelopment of the dwelling curtilage, nor will the proposal have an unacceptable impact on the amenity of the occupants of neighbouring properties. As such, the proposed development complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Local Plan Part 3 (Development Management) Policies, together with 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
17/01063/NMA	Land and Buidings at NGR 290394 109268 (West Ridge Farm) Cadeleigh Devon	16/01670/FULL Conversion of former dairy to dwelling and associated works - Non-Material Amendment to partially change treatment to external wall on South and East elevations	PERMIT	DEL	24/08/2017

Reasons

The proposed alterations to the approved scheme do not have a material impact on the character or appearance of the previously approved scheme and would not result in harm to the street scene or any neighbouring occupiers.

Reasons

Replaces tantalised softwood cladding with 2 coat K Rend scraped texture finish render on part of southern elevation (leaving stonework section unaltered) and all of the east elevation.

17/01064/CLU	Venbridge Farm Cheriton Bishop Exeter EX6 6HD	Certificate of Lawfulness for the existing use of a dwelling in breach of agricultural occupancy Condition (g) of planning permission 87/00530/OUT for a period in excess of 10 years	PERMIT	DEL	24/08/2017
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Conditions

- 1 On the balance of probability it is considered that the dwelling at Venbridge Farm has been occupied in breach of (g) of planning permission 87/00530/OUT for a period in excess of 10 years.

17/01088/HOUSE	Hilltown House Chawleigh Chulmleigh Devon EX18 7HP	Erection of single-storey rear extension, two-storey extension, and front porch	PERMIT	DEL	23/08/2017
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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

The application for the erection of single-storey rear extension, two-storey side extension, and porch unit is considered to be supportable in policy terms. The design of the proposed extensions is considered to reflect the character, scale, setting and design of the existing dwelling. There are no concerns with regard to over development of the dwelling curtilage. The impact on neighbouring properties has been considered, however given the scale and design of the extensions it is not considered that the development would result in any significant adverse impacts on the amenity of the occupiers of the adjoining property. Overall the proposal is considered to be acceptable in accordance with polices 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.

17/01091/FULL	1 West Street & Lords Meadow Cottage Bampton Tiverton Devon EX16 9NJ	Removal of conditions (6) and (7) of planning permission 10/01070/FULL restricting use of garages to the occupants of the 2 dwellings	PERMIT	DEL	21/08/2017
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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 garages the subject of this planning permission shall be used for the parking of private motor vehicles or domestic storage only and shall not be used, let, given or sold for any commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 In order to protect the privacy and amenities of neighbouring residents, in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that the adequate off-street parking is available for the two dwellings. The site is not suitable for commercial use and the use of the garages will be restricted to domestic parking and storage only. The development is considered to be in accordance with policies DM2 and DM8 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
17/01098/HOUSE	East Barn Newton St Cyres Exeter EX5 5DA	Conversion of existing open garage into additional accommodation	PERMIT	DEL	25/08/2017

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 scheme to convert an existing open garage into additional accommodation in association with East Barn in Newton St Cyres is considered to be supportable in policy terms. The alterations to the building are considered to respect the character, scale, setting and design of the existing dwelling which is recently converted barn. 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, with plenty of opportunity for parking elsewhere on the site curtilage. Overall the proposal is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM13 and the National Planning Policy Framework.

Reasons

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

17/01104/PNCOU	Land and Buildings at NGR 279144 106329 (East Aish) Morchard Bishop Devon	Prior Notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	25/08/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01167/PNAG	Land at NGR 299662 112816 (Red Linhay) Crown Hill Halberton Devon	Prior notification for the erection of an extension to an agricultural storage building	PDA	DEL	25/08/2017

Reasons

The proposed agricultural building 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) Order 1995 (as amended). Prior approval is not required.
