

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00823/HOUSE	Janes Lodge Lodge Road Tiverton Devon EX16 4HH	Erection of first floor extension	PERMIT	DEL	13/09/2017

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 extension by virtue of its overall scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2, DM13 and DM27.

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 accordance with policies. 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.

17/00941/HOUSE	North Star House Zeal Monachorum Credon Devon EX17 6DF	Erection of single-storey and two-storey extensions; alterations to fenestration; erection of verandah and replacement garage and formation of new access	REFUSE	DEL	12/09/2017
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Reasons

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

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Reasons

1 Approval would be contrary to the Local Planning Authority's statutory duties in the Planning (Listed Building and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area. In addition, local and national policy attaches great weight to the conservation of heritage assets and there is a strong presumption against granting permission for development which does not preserve or enhance a Conservation Area. The existing hedge bank boundary forms part of the traditional boundary to the plot and is considered to provide a positive contribution to the character and appearance of the Zeal Monachorum Conservation Area. It is considered that the alterations to the boundary to provide the new access would detract from the character of the street scene and the setting of the conservation area and nearby listed church. No public benefits have been identified that would outweigh the proposal's adverse lasting impacts on the character and appearance of this part of the Zeal Monachorum Conservation Area. As such the proposal is considered to be contrary to policies COR2 of the Mid Devon Core Strategy, DM2 and DM27 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

17/00986/FULL	Lapford Lodge Boarding Kennels Lapford Lodge Lapford Crediton Devon EX17 6QU	Variation of condition (3) of planning permission 01/02179/FULL to increase number of dogs to 30	PERMIT	DEL	14/09/2017
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Conditions

- 1 The commencement date for the development as approved is considered is considered to be 4th June 2017.
- 2 No more than 30 dogs at any one time may be boarded at the kennels as shown on the plans hereby approved.
- 3 No dogs shall be released out of the kennels into the external runs or exercise areas before 0800 or after 1800.
- 4 The boarding kennels hereby approved shall at all times be used in connection with, and ancillary to, the residential use of the property Lapford Lodge.
- 5 Dogs that are boarded within the approved kennels shall only be allowed into the defined external runs as covered by the application and shall not be kept and/or allowed to be exercised on any other areas of the site at Lapford Lodge.
- 6 Within 28 days of the date of this planning permission further details of an acoustic fence to be erected along the north western side of the southerly exercise area nearest to the car park shall be submitted to and approved in writing by the local planning authority and then implemented in accordance with the approved details within 56 days of the date the details are approved and maintained as such thereafter.

Reasons

- 1 In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and to ensure that the proposed development is carried out as approved.
- 3 To seek to minimise the impact of the proposed development and to seek to safeguard the amenity of residents in the locality by reason of excessive noise and in accordance with Policy DM7 of Mid Devon Local Plan part 3 (Development Management Policies).
- 4 The Local Planning Authority does not wish to see the establishment of a separate new business in this location in order to protect the general amenity of the area and in accordance with Policy DM7 of Mid Devon Local plan part 3 (Development Management Policies).
- 5 To seek to minimise the impact of the proposed development and to seek to safeguard the amenity of residents in the locality by reason of excessive noise and in accordance with Policy DM7 of Mid Devon Local Plan part 3 (Development Management Policies).

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6 To seek to minimise the impact of the proposed development and to seek to safeguard the amenity of residents in the locality by reason of excessive noise and in accordance with Policy DM7 of Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The application has been submitted to seek to change the terms of the planning permission which regulates the use of the site as a boarding kennel which was issued under Local Planning Authority ref: 01/02179/FULL, and the application confirms the areas of the site which the new permission would relate to, which provides some control over the uses of parts of the site which may have been used in the past and which has created tensions in terms of the noise levels that have been generated. A condition is recommended to ensure that this land is not used as supplementary space for the wider use of the authorised use of the site as dog boarding kennels. Additional acoustic fencing is also to be sought along the southerly kennel block and associated exercise area. On the basis of the historic and lawful pattern of use across the site, and with the additional controls that are recommended it is not considered that there would be justification to refuse this current application on the basis that the proposed pattern of use that would arise would result in levels of noise and disturbance that are significantly different to the lawful use of the site to the extent that there would be an unacceptable impact on the natural environment and general amenity of the area. On this basis the proposal is on balance considered to be in accordance with policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and policy DM7 of Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

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

17/01053/FULL	Land at NGR 294930 106638 (Burnhayes House) Silvertown Devon	Erection of a mixed use building for the purposes of agricultural and domestic residential storage of vehicles and ground maintenance machinery	PERMIT	DEL	12/09/2017
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Conditions

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

Reasons

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

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Reasons

The proposed mixed use agricultural and domestic storage building is considered to be acceptable in policy terms. The overall design and scale of the building is acceptable given its context, the proposed building is considered reasonably necessary for the purposes of agriculture and it is not considered that it would adversely affect the visual amenities of the area. Given the site location in relation to its surroundings, it is not considered the application scheme would result in harm to the privacy or amenity of the occupiers of any neighbouring properties. It is not considered that the application scheme will adversely affect any ecological interests that may be present at the site, nor would it result in an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM13, DM22 of the Local Plan Part 3 (Development Management Policies) and Part 3 of the National Planning Policy Framework.

Reasons

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

17/01071/FULL	Cloisters Phoenix Lane Tiverton Devon EX16 6LU	Formation of vehicular access (Revised Scheme)	PERMIT	DEL	11/09/2017
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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 access hereby permitted shall not be brought into its use until visibility splays have been provided at the site access in accordance with drawing number SLP/TOVNB/2017 received 8th September 2017. Once provided, such splays shall be permanently retained and maintained for such purpose with no obstruction to visibility within this area 0.60 metres above the adjacent carriageway level.
- 4 The access hereby permitted shall not be brought into its use until the site access has been hardened, surfaced and drained for a distance of not less than 6.0 metres back from its junction with the public highway. The site access shall thereafter be so retained and maintained.
- 5 The access hereby permitted shall not be brought into its use until the turning area, parking spaces, hardstanding and access drive have been laid out for those purposes in accordance with the drawing SLP/TOVNB/2017 received 8th September 2017. Once provided, the turning area, parking spaces, hardstanding and access drive shall thereafter be retained and maintained permanently in accordance with the approved details.
- 6 The boundary treatments shall be only those shown on drawing number SLP/TOVNB/2017 received 8th September 2017. The gate shall be sliding only and shall not open inwards or outwards.
- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no development of the types referred to in Class A of Part 2 of Schedule 2 relating to the erection, construction or alteration 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.

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- 3 To provide adequate visibility from and of emerging vehicles.
- 4 To prevent mud and other debris being carried onto the public highway.
- 5 To ensure the provision of adequate facilities within the site for the traffic generated by the development.
- 6 To safeguard the character, appearance and setting of the adjacent listed and the conservation area and to ensure adequate facilities are retained for parking and turning on site and to prevent obstruction of the public highway in accordance with Policies DM2, DM8 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the character, appearance and setting of the adjacent listed building and the conservation area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposal is considered to be acceptable in that subject to conditions including the provision of visibility splays, the proposal is not considered to have an unacceptable effect on highway safety or on the character and appearance of the conservation area or the setting of the adjacent Grade II listed building. The development is considered to be in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

17/01085/FULL	Eden & Land and Buildings at NGR 307500 119500 Holcombe Rogus Devon TA21 0JY	Retention of existing holiday lodge and erection of an additional holiday lodge	PERCON	DEL	15/09/2017
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Conditions

- 1 The date of commencement for Lodge 1 shall be taken as 17th July 2017 when the application was registered by the Local Planning Authority. The development of Lodge 2 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 (i) The holiday lodge units hereby approved shall be occupied for holiday purposes only. (ii) The holiday lodge units hereby approved 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 occupiers of the holiday lodge units hereby approved and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 When no-longer required for their intended use the holiday lodge units hereby approved are to be removed from the site within 6 months of the use ceasing, including any associated decking structures.
- 5 Before installation, details of the surfacing details of the parking/turning areas and a timescale for its implementation 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.
- 6 External colour and materials are to match the existing lodge 1.

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7 The external flue shall be installed and painted black and thereafter retained and maintained for the lifetime of the development.

Reasons

- 1 In order to establish a legal commencement date for Lodge 1 to enable the development to be monitored by the Local Planning Authority 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 outside of defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the units are maintained in holiday use and to preserve the rural nature of the site, and the surrounding area in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM24 of the Local Plan Part 3 (Development Management Policies).
- 5 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.
- 6 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM24.
- 7 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM24.

Reasons

The application is in part for the regularisation of an existing holiday chalet and the provision of an additional chalet unit just outside of the hamlet of Holcombe Rogus and is considered to be supportable in policy terms. The existing and proposed unit will provide accommodation for small groups of visitors seeking a peaceful retreat in a countryside location with access to local walks and does/is likely to provide an attractive location for visitors. Although the holiday lets will most likely be accessed via private car, as is often the case with rural tourism offers, there is some opportunity for visitors to walk or cycle to the settlements to utilise its services and therefore support the ongoing provision of these community facilities. The scheme has been designed to enable the units to sit comfortably within the site and the visual impact is considered to be acceptable. The access and parking arrangements are considered to be acceptable. The employment opportunities of the development both direct and indirectly have been acknowledged. The site is remote and as such the Authority need to maintain control on the activities within the countryside, to which a condition will be imposed for the removal of the cabins should there be no requirement for holiday use. There are no other material planning considerations that are considered to outweigh the grant of planning permission and therefore conditional approval is recommended. The application scheme is considered to be acceptable in accordance with the following Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM24 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 negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01127/FULL	Land and Buildings at NGR 302513 103518 Weavers Meadow Langford Cullompton	Erection of an agricultural workers dwelling	PERCON	DEL	15/09/2017

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 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
- 3 No development shall begin until details and/or samples of the materials to be used for all the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 4 Notwithstanding the details shown on the approved drawings, details of the proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the building.
- 5 All planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 9 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and any trees or plants which within a period of five years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
- 6 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined by Section 336(i) of The Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person, or to any dependants.
- 7 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2016 (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, G of Part 1, or Classes [A, B, of Part 2 of Schedule 2, relating to dormers, extensions, fences, outbuildings, shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.

Reasons

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To allow the accommodation to be provided quickly as it is required in connection with an existing agricultural enterprise where it has been established that there is a current functional need for permanent accommodation on the site.
- 3 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Local Plan Part 3: (Development Management Policies) Policy DM29.
- 4 To ensure that the detailing is appropriate within the Area of Outstanding Natural Beauty in accordance with Local Plan Part 3: (Development Management Policies) Policy DM29.
- 5 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policies DM2 and DM29 of Local Plan Part 3 (Development Management Policies).
- 6 The site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1), Policy DM10 of the Local Plan Part 3 (Development Management Policies) and National Policy in the National Planning Policy Framework.
- 7 To safeguard the visual amenities of the area and character and appearance of the building in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The application is for the erection of an agricultural worker's dwelling on the holding in the open countryside with access from the existing farm drive. An agricultural appraisal has been submitted which demonstrates that the circumstances at the site justify the need for a dwelling on the site and that the site as proposed is a suitable location on the site for the dwelling. The means of access and connectivity back to and proximity with the farm yard area is considered acceptable. No highway safety concerns are envisaged. The layout, scale, appearance of the dwelling and landscaping to the garden area as submitted are considered acceptable in demonstrating that it will be possible to accommodate a dwelling on the site which is considered reasonable and commensurate with the scale of the operation undertaken on the holding, and in a manner which is acceptable from a landscape perspective, without adversely affecting the area. A condition is recommended to control the use of the dwelling so that it is not occupied other than for an agricultural worker and other conditions are required to ensure high quality materials and to ensure the landscaping is undertaken. On this basis the proposal accords with the following Policies: COR2, COR9 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM10 and DM14 of the Local Plan Part 3 (Development Management Policies) and AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and policy 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.

17/01151/CLU	Land and Buildings at NGR 309140 117457 (Henegar Farm) Red Ball Devon	Certificate of lawfulness to establish the lawful implementation of planning permission 12/00523/MFUL in compliance with Condition (1) imposed upon that permission	PERMIT	DEL	14/09/2017
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Conditions

- 1 From the evidence submitted in support of this application and the evidence of case law cited by the Local Planning Authority, the Local Planning Authority considers on the balance of probabilities that the development described under planning permission reference 12/00523/MFUL has been lawfully implemented in compliance with condition (1) imposed upon that permission.

Reasons

the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shown edged red on the Site Location Plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:-

17/01153/HOUSE	28 Belmont Road Tiverton Devon EX16 6AR	Erection of first floor extension and installation of 2 rooflights	PERMIT	DEL	12/09/2017
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Conditions

- 1 The development hereby permitted is taken to have commenced on the 18/7/17 the date this application was validated.
- 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 rear first floor extension and insertion of roof lights in terms of their scale, design and position are considered to be supportable in policy terms. The proposal is considered to adequately respect the character, scale, setting and design of the existing dwelling and the conservation area within which it is located. The proposal would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM13 and Government advice in the National Planning Policy Framework.

Reasons

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

17/01155/FULL	Glen Cottage Kentisbeare Cullompton Devon EX15 3NR	Conversion of detached garages/stables and outbuilding to additional ancillary accommodation and change of use of land to form new domestic access	PERCON	DEL	11/09/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The external finishes of the alterations to the lean-to extension on the main dwelling hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 4 The ancillary accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Glen Cottage, EX15 3NR as a single family dwellinghouse and shall not at any time be used, either by way of being let, given or sold, as a separate unit of accommodation or for commercial purposes.
- 5 The recommendations proposed in the Ecological Appraisal (June 2017) prepared by Richard Green Ecology shall be implemented, completed and retained in accordance with the requirements of that report.
- 6 The surface water drainage of the site shall be designed as to prevent the discharge of surface water onto any highway.
- 7 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.

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8		Prior to their use on site, details of the proposed new timber pedestrian gate and plants to be used to infill the existing vehicular access along with details of the surface of the proposed track, gates and cattle grid shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall be carried out in accordance with these details and thereafter retained. The closing of the existing vehicular access, erection of gate and planting shall be carried out within the first planting season following the creation of the new vehicular access.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM13.
- 4 The site is located outside defined settlement limits in the open countryside where national and local planning policy prohibits the creation of new dwellings unless in special circumstances in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and the National Planning Policy Framework.
- 5 To ensure the protection of any ecological interests at the site in accordance with Policy DM11 of the Local Plan Part 3 (Development Management Policies).
- 6 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety.
- 7 In the interests of highway safety, and to ensure the formation of a safe and satisfactory access, having regard to the requirements of Policy DM2 of the Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.
- 8 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Local Plan Part 3: (Development Management Policies) Policies DM2 and DM13.

Reasons

The application scheme for the extension and conversion of an existing outbuilding to ancillary accommodation, alterations to the existing dwelling and the formation of a new access are 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. The proposal is considered to be in accordance with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM8, 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 pre-application discussions and negotiations. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01171/FULL	6 Cowleymoor Road (Two Moors Primary School) Tiverton Devon EX16 6HQ	Change of use of former caretaker's bungalow from dwelling to extension of existing nursery provision	PERMIT	DEL	13/09/2017

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

There is strong policy support for the proposed development in principle. However, there is also policy support for the access to housing. In this instance, it is considered that the harm resulting in the loss of a residential unit at this time of need is outweighed by the community benefit arising from the proposal, together with the direct and indirect benefits of the creation of 3 jobs. There are not external alterations to the building. Therefore, the proposed development is considered to be in accordance with the objectives of COR2 and COR13 of Mid Devon Core Strategy 2007 and DM25 of 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.

17/01187/HOUSE	Bramble Cottage Down St Mary Crediton Devon EX17 6DU	Erection of extensions and greenhouse following removal of existing single storey extensions and single garage	PERMIT	DEL	15/09/2017
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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 proposals are supportable in policy terms. The design of the extensions is considered to be in keeping with the character of the existing dwelling and would present as a subservient addition. There are no concerns regarding over development of the dwelling curtilage. The proposal would not effect the relationship with any neighbouring properties. It is not considered that the proposal would materially harm the character, appearance or setting of the listed building. Overall the application scheme 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.

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.

17/01188/LBC	Bramble Cottage Down St Mary Crediton Devon EX17 6DU	Listed Building Consent for internal and external alterations to include erection of a porch and sunroom; erection of a greenhouse and removal of existing single storey extensions and single garage	PERMIT	DEL	15/09/2017
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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 design of the extensions is considered to be in keeping with the character of the existing dwelling and would present as a subservient addition. It is not considered that the proposal would materially harm the character, appearance or setting of the listed building. The proposal would not result in the loss of any significant historic building fabric and the public benefits associated with the refurbishment of this listed house outweigh any harm. Overall the proposal is considered to be acceptable in accordance with Policy DM27 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
17/01209/HOUSE	14 Cromwells Meadow Crediton Devon EX17 1JZ	Erection of a single storey rear extension and conversion of loft with installation of roof lights	PERMIT	DEL	13/09/2017

Conditions

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

Reasons

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

Reasons

The application for the erection of a single storey rear extension and conversion of loft with installation of roof lights and upper level windows is considered to be supportable in policy terms. The design is considered to respect the character, scale, setting and design of the existing dwelling. Although the garden area is not particularly generous it is not considered that the proposal would result in overdevelopment of the dwelling curtilage. By virtue of the scale of the proposed extension and the relationship with the neighbouring properties it is not considered that the proposal would result in any significant adverse impacts on the amenity of any neighbouring occupiers, neither would the proposed alterations at roof level. Overall the proposal is considered to be acceptable in accordance with the following policies: COR2 and COR15 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 negotiations 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.

17/01211/FULL	Unit 2 Carlu Close Hitchcocks Business Park Uffculme Cullompton Devon EX15 3FG	Infilling of commercial door opening with cladding to match	PERMIT	DEL	12/09/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works by virtue of their design and location are not considered to harm the amenity of the surrounding landscape. As such the proposal is considered to comply with COR2 of the Mid Devon Core Strategy 2007, and DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

17/01222/HOUSE	25 Exeter Road Crediton Devon EX17 3BL	Erection of rear extension and lowering of existing rear extension roof to form flat roof with roof light and parapet	PERMIT	DEL	12/09/2017
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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 rear extension and lowering of existing rear extension roof to form flat roof with roof light and parapet is considered to be supportable in policy terms. The proposed alterations and extension is considered to respect the character and appearance of the existing dwelling. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. By virtue of their scale and siting, the proposed alterations are not considered to detract from the contribution that the dwelling makes to the conservation area. Overall the proposal is considered to accord with the following policies COR2 of the Mid Devon Core Strategy, DM1, DM2, DM13 and DM27 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01241/ADVERT	The Work Stores 20 - 22 Fore Street Tiverton Devon EX16 6LH	Advertisement consent to display 1 non illuminated fascia sign and 1 non illuminated projecting sign	PERMIT	DEL	13/09/2017

Conditions

- 1 The adverts hereby approved shall be erected within 2 months of the date of this decision.
- 2 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 To ensure the timely replacement of unauthorised adverts that currently have a detrimental impact on the conservation area with the adverts approved by this permission.
- 2 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

It is considered that the proposed signage will not harm public or highway safety and will not be of detriment to the visual amenity of the locality in which the signage is proposed. The proposal remedies previously unauthorised works in the Conservation Area by proposing a design, layout and choice of colours that are more fitting for the local character and environment of the Conservation Area. The proposal is in accordance with COR2 and COR6 of the Mid Devon Core Strategy (Local Plan Part 1), DM16, DM18 and DM27 of the Mid Devon Development Management Policies and the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended).

17/01251/FULL	10 Market Walk Bampton Street Tiverton Devon EX16 6BL	Installation of new shop front	PERMIT	COMM	12/09/2017
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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 current proposal is acceptable in that the alterations are considered to improve the vitality and viability of the town centre, improve the appearance of the shop and contribute positively to the street scene. In addition, it is not considered that the development will harm the conservation area. The development is considered to comply with the following policies: COR2 and COR13 of the Mid Devon Core Strategy (LP1) and DM2, DM18 and DM27 of the Local Plan 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.

17/01271/NMA	Land and Buildings at NGR 302994 107178 (Former Cummings Nursery) Culm Lea Cullompton Devon	Non-Material Amendment for 15/00934/MARM to allow change of roof materials	PERMIT	DEL	12/09/2017
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Reasons

The change to the roof covering to the house and garage buildings on plots 30, 31, 32, and 33 so that the new buildings are completed with a Cembrit Moorland tile, as a replacement to the standing seam (Catnic SR22) which was originally approved, is considered to be an acceptable change. It is not considered that the change will substantially alter the character and/or appearance of the houses and or visual appearance of the new estate.

17/01366/NMA	Church Cottage Wembworthy Chulmleigh Devon EX18 7SJ	Non Material Amendment for alteration to roof - (16/01935/HOUSE) - Conversion of existing building to ancillary accommodation	PERMIT	DEL	11/09/2017
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Reasons

The alteration will raise the ridge height of this part of the roofscape by 1.2m which exceeds the Local Planning Authority's guidance as to the likely acceptable increase that could be considered to be a non-material amendment. However the overall height of the ridge of this part of the building is still lower than the highest point of the main building. The building is located in an isolated location and the proposed alterations will not have an adverse impact on any nearby properties or the street scene. There are no alterations to the proposed materials. Overall it is considered that the proposed alteration, in this instance, is not considered to have a material impact on the acceptability of the scheme and is considered to be non-material.

Reasons

1. Alteration to part of the roof to change from a lean to and hipped design to pitched roof. The alteration is proposed to make the detailing against the stone gable more simple. The alterations to the roof result in a small increase in the scope of the footprint of this part of the building, increasing the width by 0.4m.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01385/CAT	The Nunns House Cheriton Fitzpaine Crediton Devon EX17 4JH	Notification of intention to remove 2 Fir trees and prune branches of no more than 6cm in diameter by 50% from 1 Magnolia tree within a Conservation Area	NOBJ	DEL	14/09/2017

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.

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.

Reasons

The location of the Fir trees to be removed and the works proposed to the magnolia are not considered to pose a risk to the public and landscape amenity within the Conservation Area, and therefore do not warrant the imposition of a Tree Preservation Order or objection to the proposed works.
