

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00837/FULL	C & R Repairs Ltd Unit 1 Manor Mill Thorverton Exeter Devon EX5 5LX	Temporary change of use of land from vehicle storage to stationing of storage containers as a self-storage facility for a period of 10 years together with ancillary works	PERCON	DEL	19/09/2017

Conditions

- 1 The use hereby permitted shall be discontinued on or before 19th September 2027, 10 years from the date of the permission, all containers and paraphernalia associated with the temporary use shall be removed from the site by this date.
- 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 first use and upon their first placement within the application site, each storage container unit shall be anchored to the ground on at least two corners, and each single anchoring point shall comprise of: a 75mm Spirafix ground anchor installed to a minimum depth of 1.5 metres in the ground, the ground anchor shall be attached to storage container unit using a Spirafix SA655 90 degree 3 Hole Joist Bracket, which shall be welded to the storage container unit. This anchoring system for each unit shall be retained and maintained for the entire duration of each storage container unit being located within the application site.
- 4 The storage container units shall not be stacked and shall only be one unit high on the site.
- 5 Prior to the instillation of any external lighting on the site, details including a plan showing the proposed locations of any lighting and a lighting engineers report demonstrating the impact of new lighting on any residential dwellings shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 The proposed use is considered unlikely to be sustainable when climate change allowances start taking effect, due to its location within Flood Zone 3a, on the advice of the Environment Agency the use should either cease or be renewed following a review of the flood risks after the 10 year period and in accordance with the aims of COR11 of the Mid Devon Core Strategy.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development is safe and to mitigate the risk of floatation and potential blockage of bridges and damage to Thorverton Gauging Station, in accordance with the advice of the Environment Agency and COR11 of the Mid Devon Core Strategy.
- 4 The application has been considered on this basis only and the risks and impacts of stacking the units have not been considered from an anchoring and flood risk perspective. This condition is required in accordance with Policies DM2 of the Local Plan Part 3 (Development Management Policies) and COR11 of the Mid Devon Core Strategy.
- 5 To ensure the proposal does not have an unacceptably detrimental impact on the occupiers of neighbouring properties, in accordance with policy DM2 and the advice of Environmental Health.

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Reasons

The proposed temporary change of use of land from vehicle storage to stationing of storage containers as a self-storage facility for a period of 10 years together with ancillary works, is considered to be acceptable from a policy perspective. The proposal is an acceptable location for the expansion and diversification of an existing business, is served by an appropriate access and will not be harmful to the character and appearance of the countryside, or the amenity of neighbours. The proposal is located in flood zone 3a, due to the less vulnerable status of the use and the appropriate measures for the anchoring of the units, the proposal is not considered to be unacceptable from a flood risk perspective over the temporary 10 year period. Overall, the proposal is considered to comply with policies DM2, DM8 and DM20 of the Local Plan Part 3 (Development Management Policies), COR2, COR9, COR11 and COR18 of the Mid Devon Core Strategy and the National Planning Policy Framework.

Reasons

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

17/00958/FULL	Land and Buildings at NGR 289012 116048 (Hayfield Barn, Sky End) Templeton Devon	Change of use of land, formation of menage, erection of stable block incorporating tractor shed, alterations to entrance and formation of drive/turning area	PERCON	DEL	18/09/2017
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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 stables and riding arena hereby permitted shall be used for private equestrian purposes only and shall not be used as a riding establishment or for any commercial equestrian purpose, including any livery use.
- 4 Before their installation, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and be so retained.
- 5 Prior to the commencement of construction of the new access hereby permitted, details of the proposed planting to be used to infill the existing vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The planting shall be carried out within the first planting season following the creation of the new vehicular access. The proposed development shall be carried out in accordance with these details and thereafter be so retained.
- 6 Prior to their use on site, samples or details of the materials to be used for the roofing of the proposed stables/store building shall be submitted to and approved in writing by the Local Planning Authority. The roof of the stable/store shall be constructed in accordance with the approved material 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.

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- 3 To prevent the development generating an increase in traffic movement on the local highway network in accordance with Policy DM23 Local Plan Part 3 (Development Management Policies) and because permission is granted solely to serve the domestic needs of the applicant.
- 4 To safeguard the rural character of the area in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 5 In order to safeguard the character and appearance of the area in accordance with Mid Devon Core Strategy (Local Plan 1) Policies COR2 and COR18 and Local Plan Part 3: (Development Management Policies) DM2.
- 6 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the conservation area in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18 and Local Plan Part 3: (Development Management Policies) DM2 and DM23.

Reasons

The design, scale, location and materials proposed for the new building, manege, access track and fencing are considered to be acceptable. Given the siting of the building and the scale of the equestrian use, and subject to the proposed use being restricted to prohibit livery etc, it is not considered that the development would impact upon the privacy or amenity of the occupants of other nearby dwellings or have a detrimental impact on the local highway network. The use of the application site (land and building) for private equestrian use is not considered to result in an increase in traffic movement on the local highway network. Following the assessment of the application scheme it is not considered that it will harm the character and/or the visual amenities of the open countryside. On this basis the application scheme is considered to be in accordance with Policies DM1 and DM23 of the Local Plan Part 3 (Development Management Policies), Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) 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 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.

17/01023/FULL	Land and Building at NGR 273672 100294 (Thorne Farm) Bow Devon	Conversion of agricultural building to dwelling (Revised scheme)	PERCON	DEL	21/09/2017
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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 Prior to commencement of the development, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The development must be carried out at all times in accordance with the approved scheme.
- 4 Before their installation, working details of the new external doors, windows including sections, mouldings, profiles and finishes shall be submitted to and approved in writing by the Local Planning Authority. Installation of the doors and windows shall be in accordance with these approved details and be so retained.
- 5 Before their use samples of the materials to be used on the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used and shall be so retained.

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6		The roof lights hereby approved shall be flush fitting conservation style and retained as such in perpetuity.			
7		The mitigations and recommendations set out in the David F Wills Data Collection and Emergence Survey Report (5th November 2016) shall be complied with in full during the development hereby approved.			
8		Prior to occupation of the dwelling hereby approved, there shall be submitted to, and approved in writing by the Local Planning Authority, a landscaping scheme to include details of any changes in existing ground levels, details of boundary treatments, details of hard surfacing materials, as well as a time scale for completing the implementation of the landscaping and boundary treatments. Once provided, the landscaping scheme shall be so retained.			
9		Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development)(England) Order 2015 no development of the types referred to in Classes A, B, C, D, E of part 1 relating to extensions, alterations to roofs, porches, sheds and enclosures, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure appropriate remediation of the identified contamination at the site.
- 4 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials and detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure the use of detailing appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policies DM2 and DM11 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure the protection of any ecological interest at the site.
- 8 To safeguard the character and appearance of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the visual amenity of the site and the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM11.

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Reasons

The application for the conversion of agricultural building to a dwelling and is considered to be supportable in policy terms. Although the building has historically been altered such that the south elevation is mainly formed by concrete blockwork, substantial proportions of the original cob walling are retained and it considered on balance that the appearance and construction of the building provides a positive contribution to the rural character and therefore the first requirement of policy DM11 is, on balance, positively addressed. An access to the building can be provided without resulting in detriment to the character and appearance of the rural area and it is considered that the existing lane and surrounding road network is capable of coping with the traffic arising from the residential use of the building. Parking is provided in accordance with policy DM8. It has been demonstrated that the building can be converted without significant extension, alteration and rebuilding. The design utilises the existing openings as far as possible and the design is considered to respect the character of the building. The conversion is considered to be sympathetic to the setting of the nearby listed buildings and it is not considered that the proposal would result in harm to the character or appearance of the setting of the adjacent listed buildings. The proposed scheme will achieve an acceptable level of amenity for future occupiers and it is not considered that the use of the building for residential purposes would result in harm to the amenity of occupiers of neighbouring properties. The development would not result in an adverse impact on biodiversity interests at the site. The applicant has made appropriate contributions in accordance with Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2). Overall the proposal is considered to be acceptable in accordance with the following Policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8, DM11, DM14 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 negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01096/FULL	Land at NGR 291087 106939 Brook House Cadbury Devon	Change of use of agricultural land to form a tennis court with perimeter fencing	PERMIT	DEL	19/09/2017
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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 tennis court hereby permitted shall be used for private domestic purposes only in connection with the property currently known as Brook House, Cadbury, only, and not for any commercial or business purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application scheme has been considered on this basis only, and in order to restrict the traffic generation of caused by this site in the open countryside in accordance with policy DM2 Local plan Part 3 (Development Management Policies).

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Reasons

The proposed tennis court is considered to be acceptable in policy terms. The proposal does not result in the significant loss of the best and most versatile agricultural land, and is the change of use of land that is well related to the existing dwellinghouse and has limited opportunities to have a functional agricultural use due to its small size and enclosed nature. The proposal will not harm the character and appearance of the countryside, nor will it detrimentally impact on the amenity of the occupiers of neighbouring properties. Overall the proposal is considered to be in accordance with policies DM1 and DM2 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/01099/HOUSE	5 Westfield Bradninch Exeter EX5 4QU	Erection of ground floor extension following removal of existing garage	PERMIT	DEL	19/09/2017
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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 proposed single storey front extension in terms of its scale, design and position are not considered to dominate the host dwelling and are considered on balance to be supportable in policy terms. The extension 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, COR17 of the Local Plan part 3 (Development Management Policies) DM2, DM8, 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 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
17/01144/HOUSE	19 Castle Street Tiverton Devon EX16 6RE	Installation of dormer window on rear elevation, re-positioning of window on rear elevation and erection of extension to existing single storey extension	PERMIT	DEL	18/09/2017

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.
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reasons

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

Reasons

In this instance, the proposed development 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 host dwelling or its surroundings. As such the proposal is considered to comply with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13 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 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.

17/01199/PNCOU	Land and Buildings at NGR 305890 108952 (Wressing Barton) Kentisbeare Devon	Prior Notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	18/09/2017
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Conditions

- 1 Prior to occupation of the proposed dwelling the fence shown in block plan 850/005 of this proposal shall be fully completed and shall be so retained.
- 2 Prior to occupation of the proposed dwelling the two barns and Tank shown on block plan 850/005 of this proposal shall be demolished and all materials removed from the site.

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Reasons

- 1 To ensure there is a suitable separation between the working farm and the domestic area of the property. To reduce noise and views to the working farm.
- 2 To ensure there is a suitable separation between the working farm and the domestic area of the property. To reduce noise and views to the working farm.

Reasons

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 1995 (as amended). Prior approval is not required:

17/01200/PNCOU	Land and Buildings at NGR 277473 108656 Northwood Farm Morchard Bishop Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	19/09/2017
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Reasons

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

17/01205/LBC	Barclays Bank Plc 28 High Street Cullompton Devon EX15 1AA	Listed Building Consent for the replacement of second floor left side bay window	PERMIT	DEL	18/09/2017
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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 proposed works to replace the decayed second floor bay window is considered to be necessary and justified with the details of the proposed replacement windows also being acceptable. Therefore, the proposal is in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and Paragraphs 132 and 134 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01219/FULL	Methodist Church Cheriton Fitzpaine Devon	Change of use of land for the temporary siting of a timber shed for use as a community shop	PERMIT	DEL	20/09/2017

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.
- 3 The development hereby permitted shall be discontinued on or before 3 years and, prior to its discontinuance, a scheme for the restoration of the site shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved restoration scheme shall be fully implemented within 6 months of the use discontinuing.

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 reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity in accordance with Policies DM2 and DM27 of the Local Plan part 3 (Development Management Policies).

Reasons

The application for the change of use of land for the temporary siting of a timber shed for use as a community shop is considered to be supportable in policy terms. The proposal will provide a retail facility located centrally within the village increasing the retail offering in a location that is accessible by sustainable modes of transport including walking and cycling. The highway impacts arising from the scheme have been considered, however given the proposed arrangements are similar to the previous shop which has only recently closed and given the proximity to that site it is not considered that the impacts would be significantly different. As such it is not considered that the siting of the shop in this location would result in any significant adverse impacts to the highway network that would justify reason for refusal. The impact of the new building on the character and appearance of the Cheriton Fitzpaine conservation area is considered to be acceptable particularly when balanced against the public benefits arising from the provision of the shop facility. Overall the proposal is considered to be compliant with the following policies: COR17 of the Mid Devon Core Strategy (Local Plan part 10), DM1, DM2, DM19, DM25, 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
17/01223/LBC	14 Grantlands Commercial Road Uffculme Cullompton Devon EX15 3ED	Listed Building Consent for a replacement back door	PERMIT	DEL	21/09/2017

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 proposed replacement door is considered to be acceptable in design including materials and finish, in keeping with the listed complex of buildings at Grantlands. There will be no harm to the significance of either the property or the wider complex. Therefore, the proposal is in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 132 and 134 of the National Planning Policy Framework.

17/01226/FULL	Land at NGR 286522 105210 (Adjacent Poole Cottage) Cheriton Fitzpaine Devon	Erection of an agricultural livestock and storage building	PERMIT	DEL	21/09/2017
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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 for the erection of an agricultural livestock and storage building is considered to be supportable in policy terms. The building is considered to be reasonably necessary to support the agricultural holding. The overall design and scale of the building is considered to be acceptable and would not adversely affect the visual amenities of the area. The impact on neighbouring occupiers has been considered, overall given the separation distance it is considered that the proposed building is unlikely to result in significant harm to the amenity of the nearby dwellings. It is not considered that the application scheme will result in any adverse environmental impacts, 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 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.

17/01228/FULL	Land at NGR 309098 110427 (Allhallows Farm) Blackborough Devon	Erection of a general purpose agricultural building	PERMIT	DEL	18/09/2017
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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 On the building becoming redundant for the use applied for or any agricultural use, it shall be demolished and all resultant materials removed from site within 3 years of redundancy.

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 DM22 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposed development is considered to be necessary for agricultural purposes and it would not harm the character and appearance of the landscape or the setting of the Blackdown Hills Area of Outstanding Natural Beauty. The living conditions of a nearby property would not be harmed and highway safety would not be detrimentally affected. The proposal therefore accords with the aims and objectives of restricting development in the countryside whilst maintaining the presumption in favour of suitable agricultural works to aid the rural economy. The design is purely functional and has an agricultural appearance. On this basis the proposal complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM22 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies) and government policy as contained 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 negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01233/PNCOU	Land and Buildings at NGR 305225 113378 Moorhayes Farm Uffculme Devon	Prior notification for the change of use of agricultural buildings to 2 dwellings under Class Q	RPA	DEL	20/09/2017
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Reasons

- 1 The application site lies adjacent to an approved and operational lorry storage area associated with a haulage business. The provision of two dwellings in this location is considered to result in a development which would likely be exposed to noise levels over and above the recommendation for outdoor living spaces and without mitigation would also likely result in unacceptable noise and odour levels within the property itself. Furthermore, there is the likelihood that there will be conflict between the two uses on a regular basis as a result of the ongoing noise and odours from the neighbouring site, and the sharing of the access. In addition the proposed conversion proximity to the adjacent farm house makes it undesirable due to overlooking issues and loss of amenity. On this basis, it is not desirable or suitable for a dwelling to be provided in this location.

17/01234/LBC	10 Higher Town Sampford Peverell Tiverton Devon EX16 7BP	Listed Building Consent for the installation of 5 replacement windows	PERMIT	DEL	21/09/2017
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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 proposed works are considered to be acceptable on the evidence of the poor condition of the 4 box frames and indirect evidence of the presence of rot in the original sashes together with evidence of the degraded state of the high level stair windows. The proposed replacement box sash windows and replacement stair window is justified and acceptable in the interests of protecting the fabric of the listed building and maintaining its appearance. Therefore, the proposal is in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies) and Paragraphs 132 and 134 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01236/FULL	Premier Luxury Loos Unit 1 Tanyard Farm Willand Cullompton Devon EX15 2PE	Erection of WC trailer storage unit (including change of use of agricultural land) and associated works	PERMIT	DEL	18/09/2017

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.
- 3 The application site including any building(s) thereon shall be used for the storage of WC Trailers associated with the existing business Premier Luxury Loos and for no other purpose (including any purpose in Class B8 of the Schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended)), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- 4 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing neighbouring building and be so retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the site remains in use with the approved business as the site is not considered at present to be appropriate location for an unrestricted business park, and to prevent unnecessary traffic from being attracted to the site. in accordance with Adopted Mid Devon Local Plan Part 3 DM20.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Adopted Mid Devon Local Plan Part 3 DM2.

Reasons

Subject to conditions, the proposal is considered to amount to an appropriate form of development for this site. The proposals siting, design, scale and use will not harm the rural character of the area. Also, it is considered that the proposal benefits with a satisfactory access and on-site vehicle parking and manoeuvring. The proposal will be sufficiently distant from residential properties in the locality to have no significant effect on the residential amenities. The impact of the development on the adjacent campsite has been considered and subject to conditions it is considered that the proposal will not adversely affect the amenity of the campsite facility. Consequently the proposal is considered to comply with Policies DM2, DM8, and DM20 of the Local Plan Part 3 and Core Strategy COR2 and COR18 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 negotiation and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01246/FULL	4 Chapel Street Morchard Bishop Crediton Devon EX17 6NP	Variation of condition 3 of planning permission 14/00457/FULL to allow the outbuilding to be used as ancillary accommodation and as a short term holiday let	PERMIT	DEL	21/09/2017

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.
- 3 The outbuilding shall not be occupied other than for short term holiday lets, temporary sleeping accommodation or as ancillary accommodation in connection with the existing dwelling (4 Chapel Street). At no time shall the buildings facilities be adapted for use, nor used, let or otherwise disposed of, as an independent dwelling.
- 4 The additional section of new rear wall (North West elevation facing April cottage) as required pursuant to 14/00457/FULL shall be retained at all times.

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 are appropriate to the development in order to safeguard the visual amenity of the conservation area and the adjacent listed buildings in accordance with Policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials are appropriate to the development in order to safeguard the visual amenity of the conservation area and the adjacent listed buildings in accordance with Policies DM2 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

The application to vary condition 3 of planning permission 14/00457/FULL to allow the outbuilding to be used as ancillary accommodation, and for short term holiday lets, and is considered to be supportable in policy terms. The use of the building to provide accommodation for visitors to the area on a short term basis, in addition to being occupied as ancillary accommodation to the main dwelling house as already approved, is supported in principle by Policy DM24. The restriction as imposed under condition 3 was in order to prevent an unacceptable intensification of the site, however the building is not capable of being occupied as an independent dwelling and its use to be let for short term holidays is not considered to result in unacceptable intensification of the site. However it is still considered necessary to ensure that the building is not adapted, used and/or disposed of as an independent dwelling and therefore the condition has been amended to reflect this. It is not considered that this alteration to the allowable pattern of use in the converted outbuilding associated with no 4 Chapel Street barn would result in any adverse impacts to the character and appearance of the Morchard Bishop Conservation Area, or the amenity of neighbouring occupiers. The impacts on the capacity of the use and safety of the highway arising from the proposed parking arrangements are considered to be acceptable. Overall the proposal to vary the condition to enable the building to be used for short term holiday lets is considered to be acceptable in accordance with the following Policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM24 and 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
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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.

17/01248/LBC	Higher Trickeys Cottage Morebath Tiverton Devon EX16 9AL	Listed Building Consent for installation of replacement front and side doors and blocking up of unused side door	PERMIT	DEL	19/09/2017
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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 proposed works will not cause the loss of historic fabric and will improve the appearance of the listed building. The works 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.

17/01250/HOUSE	6 St Marys View Silverton Exeter Devon EX5 4HH	Raising roof height of garage and installation of 2 dormer windows to form additional first floor accommodation	PERCON	DEL	20/09/2017
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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 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 B and C of Part 1 of Schedule 2, relating to additions or alterations to the western facing (rear)roofslope of this extended part of the property, shall be undertaken without the Local Planning Authority first granting planning permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the residential amenity of neighbouring residents in accordance with Local Plan Part 3: (Development Management Policies) DM2 and DM13.

Reasons

The application scheme for the extension of the garage and installation of 2 dormer windows to form additional first floor 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 property 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 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.

17/01253/HOUSE	5 Creedy View Newton St Cyres Exeter Devon EX5 5AU	Erection of 2 garages following demolition of existing garage and partial demolition of shed	PERCON	DEL	20/09/2017
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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 outbuildings shall not be occupied other than for domestic storage associated with the residential occupation of no.5 Creedy View.
- 4 Further details of the soakaways proposed to manage the surface water drainage arrangements will be submitted to and approved in writing by the local planning authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In accordance with the application details and to safeguard the amenities of the general locality in accordance with policy DM 2 and policy DM13.
- 4 To ensure that the surface water from the buildings is disposed of in accordance with policy CO11.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The application for the erection of a two garage style garden buildings within the curtilage of a residential property in Newton St Cyres and is considered to be supportable in policy terms. The siting of the buildings will be to the side and front of the property, and given the scale and design of the outbuildings (as revised) it is not considered that the proposals would detract from the character and/or setting of the host property and or the wider street scene. Given the overall scale and massing (as revised) of the garden buildings in relation to the neighbouring properties, in particular no.4 (Creedy View) it is not considered that the proposal would result in any significant adverse impact to the amenity of occupiers of nearby properties. The proposals do not affect the availability of parking at the site. Surface water drainage is to be managed via a soakaway arrangement. On this basis, that the use of the outbuildings are restricted to domestic storage associated with the residential occupation of no.5 Creedy View, the application scheme is considered to be acceptable in accordance with the following policies: COR2 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, 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.

17/01257/LBC	Thatch Cottage Silver Street Willand Cullompton Devon EX15 2RG	Listed Building Consent for replacement of 3 windows on west elevation	PERMIT	DEL	20/09/2017
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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 proposed replacement of the three front windows will result in benefits not only to the appearance of the building but will also benefit the fabric of the building and the living conditions of the occupiers. The design materials and finishes of the replacement windows are all acceptable and will not harm the significance of the building. Therefore, the proposal is in accordance with policy DM27 of the Mid Devon Local Plan part 3 (Development Management Policies) and with paragraphs 132 and 134 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01259/LBC	Pilgrim Cottage Morchard Bishop CREDITON DEVON EX17 6SD	Listed Building Consent to replace 4 windows on the East elevation	PERMIT	DEL	21/09/2017

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 windows hereby approved shall be recessed behind the face of the render to the same distance as the existing windows.

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 an aesthetic finish and traditional detail that will preserve the special interest of the listed building in accordance with the NPPF and Mid Devon Local Plan part 3 (Development Management policies) policy DM27.

Reasons

Whilst some loss of historic fabric will take place, this is considered justified and will lead to only very minor levels of less than substantial harm. The proposed new windows, through their design, will better reflect traditional window design and enhance the listed building. Therefore the works are not considered to cause harm to the listed building or its setting and will 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.

17/01260/HOUSE	Spirings Church Cottages Burlescombe Tiverton Devon EX16 7JS	Erection of conservatory	PERMIT	DEL	21/09/2017
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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

This application for the erection of rear conservatory is considered to be supportable in policy terms. The proposal in terms of its scale, design and position is considered to be acceptable. 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, COR17 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.

17/01261/FULL	Land and Buildings at NGR 277043 93717 North of Fair View Cheriton Bishop Devon	Erection of a livestock building	PERMIT	DEL	22/09/2017
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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 a livestock building is considered to be supportable in policy terms. The building will provide additional space to house the applicant's herd of beef cattle and is therefore considered to be reasonably necessary to support the agricultural activity on the holding. The building is of a typical agricultural design and is well grouped with the existing buildings such that it is not considered to cause any significant harm to the character or appearance of the rural area. Given the separation distance and boundary treatment it is not considered that the proposal would result in any significant adverse impacts on the amenity of nearby residents. There are no concerns with regard to environmental or highway impacts. Overall the proposal is considered to be acceptable in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01317/PNHH	15 West Street Bampton Tiverton Devon EX16 9NJ	Prior Notification for the erection of an extension, extending to 4.8m to the rear, maximum height of 3.8m, eaves height of 3.0m	PDA	DEL	19/09/2017

Reasons

The proposed extension amounts to permitted development in accordance with Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.

17/01381/NMA	2 Higher Town Court Rensley Lane Lapford Crediton Devon EX17 6FD	Non-Material Amendment for 15/01631/FULL to allow the omission of 3 windows in summerhouse and raising of lower wall to a height of 900mm	PERMIT	DEL	19/09/2017
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Reasons

The alteration is considered to be a minor change to the proposal. The omission of 3 windows is not considered to adversely affect the character or appearance of the development or erode the quality of that which was originally approved. In addition, the increase in the lower wall height to 900mm will allow the development to comply with building regulations.

Reasons

Omission of 3 windows in summerhouse and raising of lower wall to a height of 900mm.