

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00534/NMA	16 Devonshire Rise Tiverton Devon EX16 4QR	Non Material Amendment for 13/01271/FULL for the erection of a dwelling to reduce size of bathroom window and add window to lounge on side elevation and increase size of windows either side of patio doors and lower dormer windows on rear elevation	REFUSE	DEL	29/09/2017

Reasons

1. Additional window on the side elevation - this would have the effect of adding an addition window to the side elevation with the potential of overlooking neighbouring residents. It is not appropriate to grant this as a non-material amendment as it would not give the neighbours a chance to comment. 2. Increase in floor area of basement - this is a substantial increase in the size of the basement of the extension which is not within the scope of a non-material amendment. This permission is refused for the following reason(s): The proposed amendments are not considered to non-material and therefore planning permission would be required. When considered cumulatively with the non-material amendments previously granted, the following amendments are considered to be non-material: 1. Re-positioning of dormer windows on the rear elevation 2. Addition of side windows to patio doors on rear elevation 3. Reduction in size of bathroom window (provided this is obscure glazed). However, as it is not possible to approve the plans for just these elements, these are included in the refused plans. You have been written to previously in this respect.

Reasons

As a result of this decision the development must be undertaken in accordance with approved plans on the original application. No substitution should be made without the prior consent from the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken. Alternatively you may wish for the proposed amendment to be considered within a fresh planning application. If made within 12 months of the original permission, such a revised application would not normally attract a new fee provided that it is made by the same applicant, relates to the same site area and is substantially similar to that originally approved.

17/00831/LBC	TUI Ltd 1 Fore Street Cullompton Devon EX15 1JW	Listed Building Consent for the display of non-illuminated logo and projector signs	PERMIT	DEL	27/09/2017
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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.

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2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed signage is considered to be acceptable in design and appearance with minimal impact on the character, appearance, fabric or significance of the listed building. Therefore, the proposal is in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 and paragraphs 132 and 134 of the National Planning Policy Framework.

17/00928/TPO	18 Lockyer Crescent Tiverton Devon EX16 5QF	Application to fell 2 Silver Birch trees protected by Tree Preservation Order 10/00002/TPO	REFUSE	DEL	27/09/2017
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Reasons

1 As the trees in question are good and healthy specimens with good amenity value and there being no evidence that the trees are causing a legal nuisance Mid District Council Tree Officer recommends that the application to fell the trees is refused.

17/00985/FULL	54B Bampton Street Tiverton Devon EX16 6AH	Retention of conversion of office to 2 flats	PERMIT	DEL	29/09/2017
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Reasons

The proposal is considered to be acceptable in that the change of use is not considered to harm the vitality and viability of the town centre or have an unacceptable impact on the conservation area. The flats meet the National Space Standards and cycle and bin storage is provided. No parking or amenity space is allocated to the flats but the site is within the town centre and close to a public car park. There are public parks within walking distance. All windows are in the front elevation which looks towards non-residential uses. The development is not considered to have an unacceptable impact on any neighbouring residents. The development is considered to be in accordance with policies DM2 and DM25 of the Local Plan 3 (Development Management Plan).

Reasons

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

17/01069/FULL	Ash Thomas Chapel Ash Thomas Devon	Conversion of redundant chapel to dwelling and erection of single storey extension	PERCON	DEL	26/09/2017
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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.

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3		Prior to installation, details and a sample of the proposed roofing material shall be submitted to and approved in writing by the Local Planning Authority, the approved material shall be so used and retained thereafter.			
4		Prior to installation, details and a sample of the proposed timber boarding/cladding shall be submitted to and approved in writing by the Local Planning Authority, the approved material shall be so used and retained thereafter.			
5		prior to their installation and alteration, details of the new external doors/door frames/windows/lightwells and details of the alterations to the existing windows, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation and alteration of the doors/doorframes/windows/lightwells shall be in accordance with these approved details, and be so retained thereafter.			
6		No installation works for any flues, venting, pipework or rainwater goods shall begin until details of any venting and pipe work, including rainwater goods have been submitted to, and approved in writing by, the Local Planning Authority. Such flues, venting, pipework and rainwater goods shall be installed in accordance with these approved details, and shall be so retained.			
7		The external surfaces of the building shall be retained as existing and where necessary repaired and/or renewed with materials that match the colour, texture and external appearance of the section of the existing building being repaired and/or renewed.			
8		Prior to the first occupation of the development hereby approved, or part thereof, two parking spaces shall be provided in accordance with the approved Site Plan as proposed (drawing number 1670 I3_A, received on the 15th of September 2017), prior to the provision of the parking, details of the surfacing material for the parking areas shall be submitted to the Local Planning Authority and approved in writing, the parking spaces shall be retained as such thereafter.			
9		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E of Part 1 and Class A of Part 2 relating to the enlargement of the dwellinghouses, including porches, provision of windows and other openings, roof alterations, outbuildings, and the construction or alteration of gates, fences and walls shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2, DM2, DM11 and DM27.
- 4 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2, DM2, DM11 and DM27.
- 5 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2, DM2, DM11 and DM27.
- 6 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2, DM2, DM11 and DM27.
- 7 To ensure the use of materials appropriate to the development/works in order to safeguard the visual amenities of the area, and the character and appearance of the building in accordance with COR2, DM2, DM11 and DM29.
- 8 To ensure there is adequate parking to serve the dwelling created and in the interests of maintaining the visual amenities of the area and the character and appearance of the building in accordance with policies DM2, DM8, DM11 and DM27.

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9 To safeguard the character, appearance, integrity and setting of this local heritage asset, and to ensure the development makes a positive contribution to the character and amenity of the area, in accordance with polices DM2, DM11 and DM27.

Reasons

The proposed conversion of Ash Thomas Chapel, is considered to be the appropriate conversion of a substantial rural building that positively contribute towards the area's rural character. The dwelling to be provided has a suitable existing access, the conversion works can be accommodated without significant alteration, extension or rebuilding, the design will retain and enhance the buildings rural character and the development will retain the nature conservation interests on the site. As such, it is considered that the proposed development is in accordance with policies DM2, DM8, DM11, DM14, DM15, and DM27 of the Local Plan Part 3 (Development Management Policies), COR2 of the Mid Devon Core Strategy 2007 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 pre application discussion, negotiaton 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.

17/01073/FULL	2 Rose Cottages Bolham Tiverton Devon EX16 7RJ	Creation of vehicular access and parking area	PERMIT	DEL	25/09/2017
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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 creation of a vehicular access and parking area is considered to be acceptable from a policy perspective. The proposal is for ancillary residential development located within Flood Zone 3 and is not considered to cause a measurable increase to flood risk. The proposal is not considered to cause harm to the character and appearance of the conservation area or the setting of the local heritage asset. In addition, the proposal is acceptable from a highways perspective and will create a new access that is safe and provide off road parking for the existing dwelling. Overall, the proposal is considered to comply with policies DM2, DM8, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies), COR2, COR9, COR11 and 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01166/FULL	Land and Buildings at NGR 296465 105081 (Christ Cross House) Silverton Devon	Retention of dwelling, erection of two-storey extension, and change of use of agricultural land to form additional garden	PERCON	DEL	27/09/2017

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 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 Classes A, B, C, D, E of Part 1 relating to the extension and alteration of the dwelling or its roof and the provision of outbuildings and 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.

Reasons

The proposal is considered to be acceptable in that the design of the development is considered to be high quality and an improvement on the existing converted building and the design approved under prior approval. Adequate parking and amenity space would be provided and the existing access would remain. The increase in garden area with hedges as boundary treatments is considered to be acceptable and, subject to removal of permitted development rights for outbuildings and boundary treatments, not to harm the visual amenities of the area. The development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan part 1) DM2, DM8, DM14 and DM15 of the Mid Devon Local Plan Part 3 (Development Management Policies). Whilst the floorspace increase is not in accordance with policy DM12 of the Mid Devon Local Plan Part 3 (Development Management Policies), the minimal increase is considered to be acceptable, bearing in mind the significantly improved design and sustainability credentials of the building.

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. 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
17/01175/HOUSE	22 & 24 Hele Road Bradninch Exeter EX5 4QX	Formation of access and provision of hardstanding for the parking of vehicles	REFUSE	DEL	25/09/2017

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.

Reasons

- 1 No 22 Hele Road is a Locally Listed Heritage Asset. Significance of that asset can be harmed or lost through development within its setting. Its front garden, together with those of adjoining properties, forms the setting of this Heritage Asset. The proposal to remove/alter a section of wall to facilitate the creation of a vehicle crossover and the proposed engineering works to create a hardstanding would detract from the character and appearance of the area and the setting and the significance of the Heritage Asset. The works could also set a precedent for other similar such proposals coming forward which would further cause harm to the streetscene and the Heritage Asset's significance. While the harm to the significance of the Heritage Asset is less than substantial, there are no public benefits arising from the proposal sufficient to outweigh that harm. As such, the proposed development is therefore not in accordance with the NPPF and Policy DM27 which seek to protect Heritage Assets. In addition, in being significantly detrimental to the character and appearance of the streetscene, the proposed development is not considered to comply with Policies COR2 and DM2, which seek to promote high quality design and local distinctiveness.

17/01185/TPO	Land at NGR 303464 110526 Meadow Park Willand Devon	Application to remove upper stem of 1 Field Maple by 2m; remove all stems of 1 Beech tree and remove 1st limb of 1 Ash tree protected by Tree Preservation Order 74/00015/TPO	PERMIT	DEL	26/09/2017
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a)Tree 404 Field Maple - remove dead upper stem to approximately 2m b)Tree 406 Beech - Remove all stems c)Tree 410 Ash - Remove 1st limb

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.

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- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

Mid Devon District Council Tree Officer has no objections to the proposed works.

17/01193/TPO	5 Manitoba Gardens Cullompton Devon EX15 1EZ	Application to dismantle 1 Copper Beech tree protected by Tree Preservation Order 98/00013/TPO	PERMIT	DEL	26/09/2017
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Conditions

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

Reasons

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

Reasons

The species in relation to the location has now become unmanageable and unsuitable. As a result the felling of this tree is acceptable provided a replacement tree is planted.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01208/HOUSE	Kingsmede Stoodleigh Tiverton Devon EX16 9PW	Erection of extension following demolition of existing conservatory, and repositioning of vehicular access	PERMIT	DEL	25/09/2017

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 development is considered to be reasonable, to scale and will not harm the privacy or amenity of neighbours. It will not harm the setting of the conservation area or detract from the traditional factory housing, a local heritage asset. It is therefore considered to be acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM2, DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

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.

17/01213/FULL	Unit 4 6 Woodward Road Howden Industrial Estate Tiverton Devon EX16 5GZ	Change of use from B1 (Light Industrial) to B2 (General Industrial)	PERMIT	DEL	29/09/2017
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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 No materials, goods, products, chattels, scrap or waste materials shall be stored outside the unit, at any time without details of any areas to be used for storage and the type of storage first having been submitted to and approved in writing by the Local Planning Authority.
- 4 The mitigation and enhancements proposed in the Flood Risk Assessment (October 2016) shall be implemented and completed before the building is first occupied and shall be retained/maintained in accordance with the contents of that report.

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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that adequate parking facilities and access thereto remain available for the use of the site, in accordance with policies DM2 and DM8 of Local Plan Part 3 (Development Management Policies).
- 4 To ensure the protection of the unit and its occupants from a flooding event in accordance with policy COR11.

Reasons

The site is located within an existing industrial business estate. The National Planning Policy Framework is very clear that there should be an emphasis on promoting sustainable economic development. The building itself is a standard industrial appearance. It is well screened from any public highway. It is not considered that the proposal will harm the character of the area over and above the current operation of the building. There are no residential properties in very close proximity to the unit and therefore the proposed development is not considered to result in an unacceptable detrimental impact on residential amenity. The access is considered sufficient to cope without any detriment to highway safety. The proposal is therefore considered to comply with policies COR9 of Core Strategy. It is considered that the use of this building would comply with policies COR1, COR4, COR8 and COR9 of Core Strategy and policies DM1, DM2, and DM8 of the Local Plan Part 3. In addition, the proposed development is considered to be in accordance thrust of the National Planning Policy Framework in promoting sustainable economic development.

Reasons

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

17/01221/HOUSE	Land and Buildings at NGR 282927 108518 Glebe Farm Woolfardisworthy Devon	Conversion of redundant cob barn to ancillary accommodation (Revised Scheme)	PERMIT	DEL	27/09/2017
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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 development hereby permitted shall be used only as residential accommodation ancillary to the main dwelling on the site currently known as Glebe Farm and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.
- 4 The recommendations proposed in the Bat Roost Characterisation Survey Report (June 2017) prepared by Colmer Ecology shall be implemented, completed and retained in accordance with the requirements of that report.
- 5 The new windows shall be fitted with slim glass double glazing. Unless otherwise agreed in writing with the Local Planning Authority the frames shall be set back at least 200mm from the external face of the building.
- 6 The roof covering of the works hereby permitted shall be of natural slate and no other material shall be used.

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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 The application has been assessed on the basis of ancillary accommodation only. The use of the building as a separate market dwelling would not be desirable due to the proximity of the building to agricultural/equestrian uses that are carried out on the holding area, and due to the lack of external space to provide the required facilities to support a self-contained and separate dwelling.
- 4 To ensure the development does not cause harm to any European Protected Species and mitigate possible impacts upon local wildlife in accordance with policy DM11 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 policies COR18 of Mid Devon Local Plan Core Strategy and policies DM2, DM11 and DM13 of the Local Plan Part 3 (Development Management Policies) on which the justification for the proposed development is based.
- 6 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policies COR18 of Mid Devon Local Plan Core Strategy and policies DM2, DM11 and DM13 of the Local Plan Part 3 (Development Management Policies) on which the justification for the proposed development is based.

Reasons

The application scheme for the extension and conversion of an existing outbuilding to form ancillary accommodation as part of the Glebe Farm holding 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 building, the host dwelling and the local character of the area. The proposal is considered to be in accordance with the following policies; Mid Devon Core Strategy COR18, Local Plan part 3 (Development Management Policies) DM2, DM8, DM11 and DM13 and the National Planning Policy Framework.

17/01239/HOUSE	Perles Hill School Lane Thorverton Exeter Devon EX5 5JL	Conversion of garage to additional living accommodation, raising of roof of former garage to form first floor extension, and alterations to porch	PERMIT	DEL	28/09/2017
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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 development hereby approved shall be carried out in accordance with the Conservation Action Statement and mitigation set out in Appendix 5 of the Bat and Nesting Bird Survey Report written by Acorn Ecology Ltd September 2017.

Reasons

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

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3 To ensure the development does not have an adverse impact on species protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

Reasons

The application scheme for the extension and conversion of part of the existing dwelling to ancillary accommodation is considered to be supportable in policy terms. The proposed alterations to the appearance of the building are considered to respect the character and setting of the existing dwelling and its neighbours. It is not considered that the proposal would result in over development of the curtilage or have a significant adverse impact on the living conditions of occupants of any neighbouring properties and/or the setting or the character and appearance of the area. Subject to incorporating mitigation into the project, the development of the property will not have an adverse effect on protected species or biodiversity assets. 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 and DM13 and Government advice in the National Planning Policy Framework. The existing garage is to be converted to a store and, as there is plentiful parking within the curtilage of the host dwelling, this element is also considered acceptable.

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.

17/01244/FULL	Land at NGR 293280 113621 Ridge Lane Calverleigh Devon	Erection of an agricultural livestock and storage building	PERCON	DEL	27/09/2017
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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 No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with paragraph 141 of the National Planning Policy Framework and the Mid Devon Local Plan Part 3: Development Management Policy DM27.

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Reasons

The proposal is considered to be acceptable in that the building is considered to be scaled and designed for its proposed use and its appearance and siting are considered to be acceptable. The development is not considered to have an unacceptable impact on the living conditions of any nearby residents. The site is in an area of archaeological potential and a condition will be imposed requiring archaeological investigation. The development is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM22 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Reasons

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

17/01245/FULL	Land at NGR 297480 108820 Sunnyside Farm Butterleigh Devon	Erection of an agricultural building for hay/silage	PERMIT	DEL	26/09/2017
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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 erection of an agricultural building for the storage of hay / silage is considered to be acceptable in policy terms. The proposed design and scale of the building is considered acceptable in the site location and surrounding context. The proposed development is considered reasonably necessary to support the existing farming activity. It is not considered that the proposed development would create negatively adverse effects towards the living conditions of local residents, or the amenity and function of the local ecology and road network. As such the application is supported by national policy (National Planning Policy Framework paragraphs 28 and 112). The application has adequately satisfied policy criteria in Policies DM2 and DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies) and shown consideration for Mid Devon's Core Strategy (Local Plan Part 1) Policy COR18.

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
17/01249/FULL	Land and Buildings at NGR 268769 109442 Trenchard Farm Eggesford Devon	Erection of extension to existing general purpose agricultural building	PERMIT	DEL	26/09/2017

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 extension to existing general purpose agricultural building is considered to be supportable in policy terms. The additional space is required to store arable crops and on this basis it is considered that the development is reasonably necessary to support the farming activity on the holding. Whilst the resulting building will be relatively large, the design is typical of an agricultural building and it is not considered that it would harm the character and appearance of this rural area. It is not considered that the proposal would result in any significant adverse impacts on the amenity of nearby occupiers. It is not considered that the proposal would result in any adverse environmental or highway impacts. Overall the proposal is considered to be compliant with policies COR2 and COR18 of the Mid Devon Core Strategy, 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 with applicants agent. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01256/FULL	Cats Castle Shillingford Tiverton Devon EX16 9BR	Erection of replacement dwelling with associated garage	PERCON	DEL	28/09/2017
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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 A, B, C, D, E, of Part 1, relating to the extension and alteration of the dwelling, extensions or alterations to its roof, the insertion of windows and/or roof lights, and the provision of outbuildings, shall be undertaken within the dwellings curtilage without the Local Planning Authority first granting planning permission.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 4 The development hereby approved shall be carried out in accordance with the mitigation measures as detailed in the approved Ecological Appraisal undertaken by First Ecology, dated September 2016. Modifications to the approved mitigation plan to take account of the results of subsequent bat surveys may be agreed in writing by the local planning authority. All approved mitigation measures will be completed in full and thereafter retained.
- 5 Prior to their use on site, details and/or samples of the materials to be used for all the external surfaces of the building(s) shall have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the visual amenities of the area and amenities of neighbouring dwellings in accordance with policy DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the protection of endangered species, under the European Habitats Directive and the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) which is implemented in the UK by the Conservation (Natural Habitats & Conservation) Regulations 1994 (Statutory Instrument No 2716) amended in 2007 and in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed dwelling is considered to be an acceptable design and location in accordance with the policy requirements of COR2 and COR18 of the MDCS and policies DM2, DM12 and DM14 of the Local Plan Part 3 (Development Management Policies). The dwelling provides accommodation in accordance with the size requirements of the DCLG technical guidance. The proposed dwelling provides an adequate level of parking in accordance with policy DM8 of the LP3. There will be limited impact on the neighbouring residential property, and policies DM2 and DM14 are satisfied in this regard. The proposal is considered to be in accordance with relevant planning policies and is therefore granted.

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 amended plans and determining the application in a timely manner (Extension of Time 28.9.2017). 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.

17/01258/FULL	Land at NGR 294304 117432 (Fairby Holt) Cove Devon	Change of use of agricultural land to domestic garden and erection of a garage/workshop	PERMIT	DEL	29/09/2017
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

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

Reasons

The proposal is considered to be acceptable as ancillary to the conversion of an agricultural building into a dwelling. The development would not have an unacceptable impact on the visual amenities of the area or to the privacy or amenity of any neighbouring property. The proposal is considered to be in accordance with the relevant policies: COR18 of the Mid Devon Core Strategy (LP1) and DM2 and DM13 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 (extension of time agreed). 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.

17/01262/LBC	Sunny Cottage Cheriton Bishop Exeter EX6 6JF	Listed Building Consent for the erection of porch following removal of existing	PERMIT	DEL	27/09/2017
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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 supportable in policy terms as the works are not considered to cause harm to the character, appearance and setting of the listed building. The proposal would not result in the loss of historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01263/FULL	2 Golden Joy Crediton Devon EX17 1EA	Erection of a dwelling	PERCON	DEL	25/09/2017

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 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C or D of Part 1 of Schedule 2, relating to extensions, additions and alterations to the roof and porches shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 Before the commencement of the development of the new dwelling hereby permitted samples of the materials to be used for all the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority.
- 5 Prior to the commencement of any work relating to the construction of the dwellings hereby approved, the site access shall be hardened and surfaced for a distance of not less than 6.0 metres back from it's junction with the public highway and drained, in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority beforehand.
- 6 No work shall be carried out on the site on any Saturday or Sunday, Christmas Day or Bank Holiday or other than between the hours of 0800 and 1800 hours on Monday to Friday.
- 7 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. The approved details shall be implemented in accordance with the approved details and maintained as such thereafter.
- 8 Foul drainage from the development hereby approved (and no other drainage) shall be connected to the public foul or combined sewer.
- 9 Further details of the planting scheme for the site boundary adjacent to boundary of the site with Longmeadows as indicated on the approved plans shall be submitted to and approved in writing prior to the occupation of the dwelling hereby approved. The approved planting details shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the council. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

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 size of the replacement dwelling reflects the requirements of Policy DM12 of the Local Plan part 3 (Development Management Policies) and to ensure development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the new building is of an acceptable standard and makes a positive contribution to the visual qualities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To minimise the impact of the development on the highway network in accordance with Policy COR9 of the Mid Devon Core Strategy (Local Plan Part 1) and to protect the general amenities of the locality Paragraph 32 of National Planning Policy Framework.
- 6 To ensure that the proposed development does not prejudice the amenities of neighbouring properties.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 7 To ensure that the surface water from the buildings is disposed of in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 8 To ensure the discharge of drainage from the Development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1).
- 9 To ensure that the appearance of the development is satisfactory and in order to enhance the visual amenities of the area and in accordance with Mid Devon Core Strategy (Local Plan Part 1) COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM14.

Reasons

This application seeks planning permission for the siting of a residential dwelling within the curtilage of an existing dwelling in an estate setting, and is considered to be supportable in policy terms as the site is within the defined settlement limit of Crediton, where infill development is acceptable. The new building is considered to be appropriately scaled and designed in a contemporary style which is considered acceptable within the street scene with no significant harm to visual amenity or local character arising. Given the massing, orientation of the dwelling and window positions it is not considered that the application scheme will result in detriment to the residential amenities of any neighbouring occupiers. It is not considered that the new access will result in highway safety concerns given the estate location of the site, and the proposal includes sufficient parking in accordance with Policy DM8. The applicant has made appropriate contributions in accordance with Policies AL/IN/3 and AL/CRE/8. The proposal is considered to be compliant with the requirement of relevant Policies: CO1, COR2, COR9 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM8 and DM14 of the Local Plan Part 3 (Development Management Policies), Policies AL/IN/3 and Policy AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and government guidance in the National Planning Policy Framework.

Reasons

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

17/01264/HOUSE	Deacons Cottage Stenhill Uffculme Cullompton Devon EX15 3DH	Erection of two storey and single storey extensions and	PERMIT	DEL	28/09/2017
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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 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 Local Plan Part 3 (Development Management Policies) DM2, DM13.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

The proposed extensions by virtue of their overall scale, massing, design and location are 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 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

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

17/01275/FULL	Land at NGR 297033 109765 Overlands Farm Tiverton Devon	Change of use of agricultural land for erection of stable and access track (Revised Scheme)	PERMIT	DEL	25/09/2017
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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 use of the building shall be for the shelter of horses and their provisions/equipment incidental to the enjoyment and occupation of the property currently known as Overlands Farm, EX16 4PJ and shown outlined on the approved plans. The building shall not to be sold, let or used for any commercial activity.

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 the site for domestic stabling only associated with Overlands Farm in the interests of the character of the area, in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

Proposed is a change of use of agricultural land for the erection of a stable and an access track at Overlands Farm. The overall design and scale of the building is acceptable given its context, the building is considered reasonably necessary for the purposes of stabling horses 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 nearby dwellings. 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), DM2 and DM23 of the Local Plan Part 3 (Development Management Policies) and Part 3 of 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.

17/01279/FULL	Land at NGR 306745 119854 (North of Wardmoor) Holcombe Rogus Devon	Removal of condition 2 of planning permission 09/01028/FULL pertaining to removal of agricultural building within 3 years of cessation of use	REFUSE	DEL	27/09/2017
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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 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.

Reasons

- 1 At the time of the application there was enough concern with the need for the proposed agricultural building that the officer was minded to include condition 3 for its removal if no longer required for agricultural use. The policy permitting agricultural buildings has ostensibly remained the same. It has not been established that there is sufficient reason or justification to remove condition 2. The building causes harm to the local area due to its utilitarian design and location within the landscape. If the building is no longer used or required for agricultural activity then it would need to be removed or planning permission for an alternative, suitable use applied for.

17/01280/HOUSE	1 Oakleigh Battle Street Clayhidon Cullompton Devon EX15 3TQ	Erection of replacement single storey side extension	PERMIT	DEL	27/09/2017
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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 application for the erection of a replacement single storey side extension at 1 Oakleigh, Battle Street, Clayhidon is considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR18, Local Plan Part 3 (Development Management Policies) DM2, DM13 and DM29 and the National Planning Policy Framework.

Reasons

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

17/01282/HOUSE	Drummers Well Cheriton Bishop Exeter Devon EX6 6HD	Replacement of existing windows on dwelling	PERMIT	DEL	26/09/2017
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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 replacement of existing windows on dwelling is considered to be supportable in policy terms. The replacement windows will modernise the appearance of the property, however the proposed design is not considered to detract from the character or appearance of the existing dwelling or the contribution it makes to the rural area. By virtue of the nature of the scheme there are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. Overall the proposal is considered to be acceptable in accordance with the following policies COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies).

Reasons

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

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01284/FULL	4 Dartmoor View Black Dog Crediton Devon EX17 4RH	Reconstruction of mono-pitch roof	PERMIT	DEL	28/09/2017

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 reconstruction of mono-pitch roof is considered to be supportable in policy terms. The proposed alterations, including the raised height of the roof, is not considered to significantly alter the appearance of the existing extension and the proposal is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding overdevelopment of the curtilage or impact on neighbouring properties. Overall the proposal is considered to be compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 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.

17/01286/HOUSE	Cobley Mead Colebrooke Crediton Devon EX17 5DH	Erection of single storey front and rear extensions	PERMIT	DEL	29/09/2017
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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 application is for the erection of a modest single storey front extension and a more significant extension at the rear of the property. The proposed extension to the front interrupts the simple appearance of the elevation, however it is considered that the lean to style does not result in unacceptable harm to the character and appearance of the existing barn. The assessment of the extension to the rear is less clear cut in whilst it interrupts the linear, traditional vernacular character of the barn, it does present in a visually pleasing manner from a design point of view. On balance it is therefore considered that it is supportable when considering the overall requirements of policy DM13 when set against the fall back options that would be available to owner under permitted development. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on neighbouring properties. As such the application is recommended for approval in accordance with policy COR18 of the Mid Devon Core Strategy (Local Plan 1) and on balance in respect to DM13 of the Local Plan part 3 (Development Management Policies).

Reasons

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

17/01295/FULL	Land at NGR 288485 106476 Stockadon Farm Cheriton Fitzpaine Devon	Erection of a lean-to roof over hard standing for livestock	PERMIT	DEL	27/09/2017
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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 lean to roof over hardstanding for livestock is considered to be supportable in policy terms. The building will provide a covered area for housing livestock and is therefore considered to be reasonably necessary for the purposes of agriculture. Given the siting, scale and design it is considered that the will respect the character and appearance of the rural area. It is not considered that there are any significant adverse environmental or highway impacts arising from the proposal. There are no nearby neighbours that would be adversely affected. 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).

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
17/01296/FULL	Land at NGR 266917 112549 Rashleigh Lane Wembworthy Devon	Removal of condition 2 of planning permission 10/00646/FULL pertaining to removal of agricultural building within 3 years of cessation of use	REFUSE	DEL	27/09/2017

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.

Reasons

- 1 The site is located in the open countryside in a very rural area where development is restricted to agricultural and other appropriate rural uses. Planning permission for the erection of the building was granted on the basis of it being justified to support agricultural activities on the holding. No justification has been provided to support an alternative use for the building that would be lawful and/or considered to policy compliant. Without such clarification and/or justification the Local Planning Authority cannot be satisfied that an alternative use would be suitable for this remote rural location. As such, in order to protect the rural character of the area accordance with policy COR18 and the sustainability objectives of the National Planning Policy Framework, it is considered necessary to ensure that the building is removed if no longer required for agriculture.

17/01450/NMA	Public Conveniences Wyndham Road Silverton Devon	Non-Material Amendment for 16/00396/FULL to allow roofing material to be changed from concrete tiles to slate, and alteration of window arrangement on East elevation	PERMIT		27/09/2017
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Reasons

The proposed changes do not alter the scale of the proposed development and will not result in a detrimental impact visually or in terms of amenity. The amendments are not contrary to the development plan and are not matters covered by restrictive conditions on the original permission. The proposal will result in a change to the external appearance of the building as the roof covering will be slate rather than concrete tile and the proposed window in the east elevation is to be replaced by French doors, however this will not negatively impact the surrounding street scene nor will it erode the quality of the development originally approved.

Reasons

- 1.To allow roofing material to be changed from concrete tiles to slate, and alteration of window arrangement on East elevation.